

## **2.7 Land Use and Planning**

The following section addresses and analyzes the potential land use conflicts of the proposed project in relation to existing and planned land uses and the physical division of an established community, as well as existing applicable land use plans, policies, and regulations. This section provides a discussion of existing land uses and policies and an overview of the regulatory framework based on the County of San Diego (County) General Plan, the Lakeside Community Plan, and the Zoning Ordinance.

The land use study area defined for this analysis includes lands that may be affected (directly and/or indirectly) by construction and operation of the proposed project.

Existing onsite and surrounding land use information was obtained from fieldwork, aerial photography, the Land Use Element of the County of San Diego General Plan (San Diego County 2011a), General Plan Maps, and the Lakeside Community Plan (San Diego County 2011b). A variety of land uses have historically occurred on the project site, including dry land agriculture, cattle grazing, sand and aggregate mining, groundwater production, green waste recycling, and grading for a golf course project that was abandoned. The historic sand mining operations occurred from the 1950s through the 2000s and resulted in the relocation of the San Diego River channel to the north of its historic pre- El Capitan dam location. Specifically, the Hanson (Sloan) mining effort, which occurred at the west end of the valley, adjacent to the project site parcels, ceased operations in the early 2000s. The project site has been owned by the Helix Water District since the 1940s and was recently purchased (July 2017) by the applicant.

### **2.7.1 Existing Conditions**

This section summarizes the existing onsite and surrounding land uses on the project site as well as on a regional level.

#### ***2.7.1.1 Local Setting and Surrounding Land Uses***

The 479.5-acre project site is currently owned by the El Monte Nature Preserve, LLC and is located in the El Monte Valley, within the unincorporated community of Lakeside. The project site and surrounding area consist of undeveloped land and rural agricultural lands located within a broad alluvial valley surrounded by steeply sloping valley sidewalls. The project site contains unauthorized recreational trails used by equestrians, hikers, and bicyclists.

Existing surrounding land uses are shown in Figure 3.1-3. Existing land use to the north primarily includes undeveloped land and scattered rural residential land uses with agricultural, equestrian/stables. Rural residential land uses are located to the south of the project site along El Monte Road and further south at higher

elevations overlooking the El Monte Valley. Lake Jennings Park is located further to the south. Hansen pond is located to the west of and adjacent to the project site. The overall community character of the project area is considered to be of a rural residential/agricultural nature.

The San Diego River channel bisects the project site in an east- west direction, although seasonal flows have been eliminated for many years by the El Capitan Dam & Reservoir, located upstream and east of the project site.

Existing land uses in the surrounding valley include rural residential, intensive agriculture, dairy farming, field and orchard crops, public lands, public utilities easements, and undeveloped land in the San Diego River floodplain and surrounding slopes. El Monte Road is located south of the project site, serves the adjacent rural residential land uses, is the primary access for the adjacent Van Ommering dairy farm, and the sole access point to the El Monte County Park and the El Capitan Reservoir. Willow Road is located along the northern project boundary and provides access to the dairy and scattered rural residential land uses.

Existing land uses along the proposed primary truck route between the project site and Interstate 8 (I-8) along El Monte Road and Lake Jennings Park Road include rural residential, an SDG&E substation, a church, a small retail commercial center and several single-family detached residential neighborhoods.

#### ***2.7.1.2 Existing Land Use Entitlements***

A 460-acre portion of the 479.5-acre project site was previously approved by San Diego County for the location of the El Capitan Golf Course Project under Major Use Permit (MUP) 98-014 in February 2000. The Golf Course Project included two 18-hole golf courses, a 9-hole practice facility, a driving range, a club house, and maintenance facilities. The Final EIR for the Golf Course Project was certified by the Helix Water District (the lead agency under CEQA) on June 16, 1999 (EnviroMINE 1999). The County of San Diego was a responsible agency under CEQA and utilized the EIR for issuance of discretionary permits, including a grading permit and the MUP. Between 2003 and 2005, some preliminary grading activities were conducted onsite, but grading activities were terminated in 2005 and the Golf Course Project was abandoned.

#### ***2.7.1.3 Regulatory Framework***

##### Federal

There are no applicable federal regulations directly related to land use associated with the proposed project.

## State

There are no applicable state regulations directly related to land use associated with the proposed project.

## Local

### *County of San Diego General Plan, Land Use Element, Conservation and Open Space Element*

As shown in Figure 2.7-1, the existing land use on the project site is designated by the current General Plan as Public Agency Lands. Public agency lands are an all-encompassing category of public land ownership including local, state, and federal land ownership as well as land owned by water districts and school districts.

The following General Plan Land Use Element and Conservation and Open Space Element goals and policies apply to the project:

Goal LU-2: Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

### Policies

LU-2.8: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.

Goal LU-6: Development – Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

### Policies

LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

LU-6.6: Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.

LU-6.7: Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas; and connect with existing or planned recreational opportunities.

LU-6.9: Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.

Goal LU-8: Aquifers and Groundwater Conservation. Sustainable aquifers and functional groundwater recharge areas.

#### Policies

LU-8.3: Discourage development that would significantly draw down the groundwater table to the detriment of groundwater-dependent habitat.

Goal COS-1. Inter-Connected Preserve System: A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.

#### Policies

Cos-1.9: Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.

### *Lakeside Community Plan*

The project site is located within the Lakeside Community Plan boundaries, and a small portion of the project site is located within the Lakeside Community Plan Resource Conservation Area 58 (RCA 58) (San Diego County 2011b). The Lakeside Community Plan designates the project site as Public Agency Lands. The following Lakeside Community Plan goals and policies related to Land Use and Conservation elements would be applicable to the proposed project.

#### Land Use Element

Agricultural Goal: Provide for the preservation of agricultural land uses while maintaining their compatibility with other non-rural uses.

#### Policies and Recommendations

2. Permit the co-existence of agricultural land uses and other compatible land uses in the community.

#### Industrial Goal

Provide for the kind of industrial development that does not detract from the existing rural character of the community.

#### Policies and Recommendations

2. Provide for the kind of industrial development that will expand the tax base, while not triggering significant population growth.
7. Locate industrial operations only where they will be compatible with surround land uses, accessible to major transportation facilities, and capable of being served with all necessary utilities.

#### Conservation Element

##### Environmental Goal

Provide a desirable, healthy, and comfortable environment for living, while preserving Lakeside's rural atmosphere and unique resources.

#### Policies and Recommendations

4. Ensure that land uses within or adjacent to recreational, natural preserve, agricultural, or industrial areas are compatible with those areas.
9. Encourage the preservation of mature trees on public and private property, and require equitable replacement of those removed.

#### Sand and Extraction Goal

Balance the regional need for construction materials with the community need for freedom of any disturbing effects of sand and gravel extraction.

#### Policies and Recommendations

1. Permit only controlled extraction operations which have a minimal adverse impact on the environment.
2. Extract sand and gravel in a way that minimizes any harm or disturbances to adjacent residents and properties.
3. Minimize dust, noise, traffic, unsightly views, accumulations of water, steep slopes, and safety and health hazards resulting from sand and gravel extraction.
4. Recognize that extraction of sand and gravel is a long-term process. Allow extraction only on a controlled, coordinated basis, and provide for the rehabilitation of worked-out areas.

5. Plan the eventual rezone and reuse of the land containing this resource for agriculture, husbandry, recreation, open space, and as “made land” above the floodplain suitable for industry, commerce, or housing through reclamation plans.

### *County Zoning Ordinance*

Per the County’s Zoning Ordinance, approximately 415 acres of the project site are zoned as S82 Extractive Use and approximately 74 acres are zoned as A70 Limited Agriculture (Figure 3.1-2). The entire proposed mine development area is located within the S82 zone. S82 Extractive Use regulations are intended to identify and create areas within the County where mining, quarrying, or oil extractive uses are allowed. A70 Limited Agriculture regulations are intended to create and preserve areas intended primarily for crop production. With approval of a MUP, mining and processing of the “Extractive Use Type” are allowed by both the S82 Extractive and A70 Limited Agriculture zoning regulations (San Diego County 1978).

Much of the project site is designated with the Scenic Area Regulations (Special Area Regulation “S”) per Section 5200 of the County’s Zoning Ordinance. The designation of a Scenic Special Area applies to areas of unique scenic value including but not limited to scenic highway corridors designated by the San Diego County General Plan, critical viewshed and prime viewshed areas as designated on the Local Coastal Program Land Use Plan, and to areas adjacent to significant recreational, historic or scenic resources, including but not limited to Federal and State parks.

Much of the project site is also designated with the Flood Plain Area Regulations (Special Area Regulation “F”) per Section 5500 of the County’s Zoning Ordinance. The designation of a Flood Plain Special Area applies to properties within San Diego County not planned for channelization which are subject to inundation under 100-year frequency flood conditions.

### *San Diego River Park Master Plan*

The San Diego River Park Master Plan (SDRPMP) provides the vision and guidance to restore a symbiotic relationship between the San Diego River and surrounding communities by creating a river-long park, stretching from the San Diego River headwaters near Julian, to the Pacific Ocean at Ocean Beach. The SDRPMP is the result of the grass roots community efforts begun by the San Diego River Park Alliance and the San Diego River Park Foundation in 2001 and has continued in partnership with the Cities of San Diego and Santee (San Diego River Park Foundation, 2002). While the SDRPMP is the overarching advisory document for the whole river park, each jurisdiction that the San Diego River crosses need to adopt their portion of the SDRPMP. The City of San Diego adopted their portion of the SDRPMP in 2013 while the City of Santee has

incorporated the SDRPMP into the Recreation Element of its General Plan, which was adopted in 2003. However, at this time the County has not adopted its portion of the SDRPMP for the unincorporated areas along the river, including the project area.

The SDRPMP includes planning goals and objectives for the river park based on four critical issues: historical recognition, water management, habitat enhancement, and recreation. The applicable goals and objectives include the following:

### Water Management

Goal: To support the natural stream processes of the San Diego Rivers

Objectives:

1. Support sediment transport processes and manage erosion
2. Work toward decreasing river water volumes and increasing groundwater volumes
3. Improve water quality
4. Educate the public about how their actions impact the river environment

### Habitat Enhancement

Goal: To preserve and enhance riparian habitat throughout the San Diego River Park

Objectives:

1. Enhance native habitat
2. Maintain and improve habitat connectivity throughout the park and maintain connectivity for bobcats in the upper reaches
3. Integrate recreation in such a way as to minimize impacts on sensitive species
4. Facilitate education about the river environment

### Recreation

Goal: To provide access to recreation activities throughout the San Diego River Park

## Objectives:

1. Connect existing recreational facilities
2. Provide a continuous trail along the length of the San Diego River
3. Provide additional recreational opportunities and improve trail connectivity from the region into the river park
4. Maintain and improve the natural aesthetics of the river corridor
5. Enhance educational opportunities along the river

### 2.7.2 Analysis of Project Effects and Determination as to Significance

For the purpose of this EIR, the identified significance thresholds are based on criteria provided in Appendix G of the CEQA Guidelines. San Diego County does not have specified guidelines for determining the significance for land use and, therefore, the land use analysis will be entirely based upon the significance criteria stated in Appendix G of the CEQA Guidelines. A significant impact to land use and planning would occur if the project would:

1. Physically divide an established community.
2. Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
3. Conflict with any applicable habitat conservation plan or natural community conservation plan.

#### 2.7.2.1 Issue 1: *Physically Divide an Established Community*

##### Analysis

The sand mining activities of the proposed project would extract sand and aggregate material from the project area surrounding the San Diego River channel in the El Monte Valley. The Valley is presently bisected by the San Diego River, which runs in an east-west direction. The project site consists of primarily disturbed open space that is undeveloped, which effectively divides the development to the north and the development to the south of the river.

Proposed mining activities would not limit access across the El Monte Valley or to the rural roadways that cross the site, nor would the mining activities impede existing offsite roads connecting either side of the Valley. Mining activities would not divide the community any more than the community is already divided by the river channel itself. Implementation of the project would however temporarily change the character of the existing undeveloped floodplain and rural



residential/equestrian community as a result of project operations and reclamation activities. Following completion of the mining operation and reclamation plan implementation, the community character would be similar to what it is today, with enhanced habitat and riding trails accessible to the public.

Following mining activities and completion of the Reclamation and Revegetation Components, limited areas of the site would be developed with multi-purpose non-motorized trails for equestrians, hikers and bicyclists. These facilities would serve to unite the project area and provide formal linkages and crossings of the river for the first time. Therefore, impacts related to the division of an established community are considered **less than significant**.

### **2.7.2.2 Issue 2: Conflict with Land Use Plans, Policies, and Regulations**

#### Analysis

The following consistency analysis is based on the applicable land use plans related to the project site, which include the County of San Diego's General Plan, Lakeside Community Plan, County Zoning Ordinance, and the San Diego River Park Master Plan (SDRPMP). In instances where an applicable land use or zoning designation is connected with visual resources, the consistency analysis has been reproduced from the similar analysis under heading 2.1.2.5, *Consistency with Applicable Community Policies and Planning Documents*, in Section 2.1, Aesthetics, of this EIR.

#### County of San Diego General Plan

Table 2.7-1 summarizes the consistency analysis of the proposed project with the applicable land use plans' goals and policies, including the County's General Plan. The General Plan land use designation within the proposed project area is Public Agency Lands, as the project site had been owned by the Helix Water District until 2017. Adjacent properties have semi-rural and rural land use designations with densities ranging from one dwelling unit per two acres to one dwelling unit per 20 acres. As shown within Table 2.7-1, the proposed project would be consistent with the applicable goals and policies of the County's General Plan.

#### Lakeside Community Plan

Table 2.7-1 summarizes the consistency analysis of the proposed project with the Lakeside Community Plan. As shown within Table 2.7-1, the proposed project would be consistent with the applicable goals and policies of the Lakeside Community Plan.

In addition, the Lakeside Community Plan identifies "Resource Conservation Areas" in its Appendix A as "lands that require special attention in order to

conserve resources in a manner best satisfying to public and private objectives.” A small portion of the project site is located within RCA 58, El Cajon Mountain – El Capitan Reservoir (San Diego County 2011b). The RCA 58 is described as an area that contains unique geological formations, such as very steep slopes and large granitic domes, and rare biological resources, such as the Lakeside wild lilac and dense reed grass.

Although a small portion of RCA 58 would be directly impacted by the Mining Component of the project, the Reclamation Component of the project would stabilize the post-extraction landform, provide visual integration with the natural landscape, and establish a productive native vegetative cover. The Reclamation and Revegetation Plans describe the proposed final habitat restoration and recreational features that would be constructed at the end of each mining phase and after the completion of mining operations. Also, the proposed project would backfill the existing man-made depressions on the project site, which would also return the site to a more natural topography. As mining progresses, cut slopes would be brought to final grade and would then be revegetated, beginning at the eastern boundary and moving westward through the site. This would result in approximately 75 to 80 percent of the project site’s disturbed lands being reclaimed by the time extractive operations are complete. At the completion of the mining operations, the mining footprint area would be restored based on the performance measures provided within the Revegetation and Reclamation Plans. Implementation of the Reclamation Plan developed for the proposed project would reclaim habitat within RCA 58. Therefore, implementation of the proposed project would not conflict with the Lakeside Community Plan and impacts would be **less than significant**.

### County Zoning Ordinance

The County Zoning Ordinance designates the project site as S82 Extractive Use Regulations (Section 2820) and A70 Limited Agriculture (Section 2700). The S82 zoning classification is intended to identify and create areas within the County where mining, quarrying, or oil extractive uses may be permitted. This zoning use is applied to areas of mineral deposits, to signify the presence of such deposit and notify adjacent or affected properties of the intention to allow extraction of minerals within the zone. It also may be used to preserve areas with valuable mineral deposits until extraction can take place. According to Section 2825.c of the zoning ordinance, Mining and Processing as defined by the Extractive Use Type (Section 6550) can be permitted in the S82 zone upon issuance of a MUP.

A70 Limited Agriculture Use Regulations are intended to create and preserve areas intended primarily for crop production. Typically, this zoning classification would be applied to areas throughout the County to protect moderate to high quality agricultural land. However, with approval of a MUP, Extractive Use types can be permitted in the A70 zone.

As stated above near the end of Section 2.7.1.3, much of the project site carries the designations for Scenic Area Regulations (S) and/or Flood Plain Area Regulations (F). The S Designator applies to areas of unique scenic value including but not limited to scenic highway corridors designated by the San Diego County General Plan, critical viewshed and prime viewshed areas as designated on the Local Coastal Program Land Use Plan, and to areas adjacent to significant recreational, historic or scenic resources, including but not limited to Federal and State parks.

A Visual Impact Assessment (VIA) (Appendix D of this EIR) was prepared to analyze the proposed project's consistency with the S Designator of the County's Zoning Ordinance (AECOME 2018a). During mining and reclamation activities, project features that would be visible include exposed soil and slopes, and presence of processing plant equipment, vehicles, and stockpiles. Although confined to the active phase area of the project site, these project features would be highly visible, highly contrasting, and would create a substantial change to the visual character of the valley. Any buildings required for the proposed mining activities would be temporary structures restricted to a small area of the site, would be smaller in scale than processing plant equipment, and thus, not highly noticeable within wider views of the project site and the entire valley. Similarly, temporary utility lines and support poles may be necessary during operations. These utility lines would be above ground but not highly noticeable. The project perimeter buffer areas set back the project features from adjacent roadways and residential areas. The proposed project would operate mainly during daylight hours and any security lighting necessary for emergency purposes would be shielded and conform to lighting design codes. However, during mining and reclamation, the visual elements of the mining operations would be highly visible and highly contrasting with the existing setting and would not conform to the Scenic Regulation Overlay site plan review criteria.

Once mining operations are complete, no buildings or structures would be included in the final site configuration as the project site would be restored to a vegetated undeveloped area with native habitats. No roads, parking, or storage would be included in the final site configuration. Trails would be constructed by the project during Phase 1 and at completion of the mining operations in Phase 4. Although existing native, and disturbed vegetation would be removed within the entire site footprint, the final configuration of the project site after project completion would include final landform establishment and plantings of native vegetation species identified in the Reclamation and Revegetation Plan. The habitat established post-reclamation would be compatible with vegetation that exists within the remainder of the valley. The slopes on which the vegetation would be planted would be lower in elevation than the surrounding area and viewpoints, and in this way would not obstruct significant views to or from the project site. The proposed vegetation also would screen and cover the slopes such that no exposed soil would be visible and would be compatible with existing undisturbed vegetation within the remainder of the valley. The proposed project

would not include any outdoor lighting at completion and all utilities installed or rerouted would be visually similar to existing utilities near or crossing the project site. Thus, in the post-reclamation phase, the proposed project would conform with the S Designator.

The F Designator applies to properties within San Diego County not planned for channelization which are subject to inundation under 100-year frequency flood conditions. Typically, Section 5522 (Storage of Materials in Floodway) prohibits materials, vehicles or equipment from being stored within the floodway. However, with approval of a MUP, construction and mining equipment may be stored within the designated floodplain. In addition, Section 5506 states that uses permitted by the Use Regulation (S82 in this case) are permitted. The analysis contained in the Hydraulic Analysis (Appendix R of the EIR) for the project demonstrates the project will not conflict with the F Designator.

The Extractive Use Regulations are described in Section 6550 of the County Zoning Ordinance. These regulations shall apply in all zones “permitting activities for the extraction of any naturally occurring chemical element or compound, or groups of elements and compounds, including but not limited to coal, peat, sand, and gravel but excluding geothermal resources, natural gas, and petroleum.” These activities can only be conducted upon approval of a required MUP and Reclamation Plan. A Reclamation Plan has also been drafted which outlines the restoration of the mining site.

The proposed project is consistent with and meets the requirements of the applicable zoning use regulations if the MUP and Reclamation Plan are approved, with the exception of conflicting with the S Designator site plan review criteria during mining operations. Therefore, a **significant impact (Impact LU-1)** related to zoning would occur.

#### *San Diego River Park Master Plan*

While the SDRPMP is not an adopted land use plan for the project area, it serves as an advisory document for the San Diego River overall. However, it should be noted that while the SDRPMP is a guidance document for a future river park along the San Diego River, the project area is private property and is not required to be consistent with the goals and objectives of the SDRPMP; however, the following consistency analysis is provided for informational purposes only.

Section 3.4, Hydrology and Water Quality, of this EIR analyzed the proposed project's potential to impact to the San Diego River and determined that implementation of the project would result in less than significant impacts to water quality, erosion, and groundwater levels. Therefore, the proposed project would be consistent with the water management goal and objectives of the SDRPMP.

While the proposed project would not be consistent with the habitat enhancement goal and objectives during mining operations, the end use of the project site would be compatible with these goal and objectives. Once mining operations are complete, the proposed project would restore the site in accordance with the Reclamation and Revegetation Plans, which would result in a beneficial end use of undeveloped land with recreational trail easement. The Revegetation Plan includes a palette of native plantings to mitigate for the proposed project's impacts to biological resources, including riparian habitat, and would restore the project site to an undisturbed, natural setting for wildlife and recreational users.

A major component of the end use of the project site would be for recreational use through creation of a network of trails around the project site. While it is unknown at this time if one of these trails would connect with the SDRPMP trail downstream, there is the potential for a future trail connection. With the increase in the number of trails provided in the project area as well as the natural aesthetic features of the project area, the proposed project would be consistent with the recreational goal and objectives of the SDRPMP.

Therefore, while the proposed project is not required to comply with the goals and objectives of the SDRPMP, implementation of the proposed project would be consistent with the SDRPMP.

### ***2.7.2.3 Issue 3: Conflict with Habitat or Natural Community Conservation Plans***

#### **Analysis**

The Multiple Species Conservation Program (MSCP) County Subarea Plan is a subregional plan under the Natural Communities Conservation Program (NCCP) and is a Habitat Conservation Plan (HCP). The project is not currently within the Multiple Species Conservation Program County Subarea Plan. Since the project site ownership has changed from the Helix Water District to the project applicant, and pursuant to County requirements, a MSCP boundary line adjustment is proposed to add the project site into the MSCP County Subarea Plan, which requires concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife. The proposed MSCP boundary line adjustment is evaluated within this Draft EIR in Chapter 2.3 as a component of the project description. Thus, the proposed project does not conflict with a HCP or NCCP.

### **2.7.3 Cumulative Impact Analysis**

#### **Issue 1: Physically Divide an Established Community**

Cumulative impacts would include project construction of new or widened roadways, airports, railroad tracks, or other features that would individually have the potential to physically divide an established community. While impacts from

road and other transportation improvements would generally be limited to an individual community, multiple projects in the same community occurring during the same time could combine to result in a cumulative effect to the division of that community. As shown within Table 1-11, the majority of cumulative projects within the vicinity of the proposed project are residential projects with a few mining and restoration projects as well. Similar to the proposed project, these cumulative projects would be developed within areas of the community of Lakeside with General Plan land use designations and zoning which allow for these types of uses. None of the cumulative projects listed in Table 1-11 would cause an established community to become physically divided. As previously described, the proposed project would not result in the division of an established community. Project implementation would ultimately result in site restoration and the construction of public trails through and around the project site, serving to link recreational uses in the project areas. For these reasons, development of the cumulative projects, in conjunction with the proposed project, would not result in a cumulative impact regarding physically dividing an established community.

#### Issue 2: Conflict with Land Use Plans, Policies, and Regulations

The geographic context for cumulative impacts for conflicts with land use plans, policies, and regulations is area of San Diego County located within the Lakeside Community Plan. Cumulative projects in the Lakeside Community Plan area would have the potential to result in a cumulative impact if they would, in combination, conflict with existing land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental impact. Cumulative projects in the Lakeside Community Plan area would be evaluated in part with respect to regional planning documents such as the County General Plan, Regional Comprehensive Plan, and Regional Transportation Plan during planning, to the extent that they are applicable. Cumulative projects in these jurisdictions would be required to comply with the applicable land use plan. Other projects would be required to go through the same approval process as the proposed project to obtain permits and approvals. The proposed project complies with local planning and zoning regulations and would not exceed significance thresholds related to land use impacts. Therefore, in conjunction with the proposed project, impacts associated with land use plan conflicts **would not be considered cumulatively considerable**.

#### Issue 3: Conflict with Habitat or Natural Community Conservation Plans

The geographic context for cumulative impacts for conflicts with Habitat or Natural Community Conservation Plans is the portion of County of San Diego included within the Lakeside Community Plan. A significant cumulative impact would occur if the proposed project in combination with other cumulative projects would conflict with a habitat or natural community conservation plan. The Lakeside Community Plan area is located within the MSCP County Subarea

Plan, which is an HCP and NCCP. The project site is not currently located within the MSCP County Subarea Plan boundaries. Other projects within the Lakeside Community Plan area which are located within the MSCP County Subarea Plan would be required to demonstrate compliance with the MSCP as part of project approval, and so would not cause a cumulative impact with respect to conflicting with HCPs or NCCPs.

Since the project site ownership has changed from the Helix Water District to the project applicant, and pursuant to County requirements, a MSCP boundary line adjustment is proposed to add the project site into the MSCP County Subarea Plan, which requires concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife. The proposed MSCP boundary line adjustment is evaluated within this Draft EIR in Chapter 2.3 and will not conflict with an HCP or NCCP.

Therefore, there is no cumulative impact or contribution to a cumulative impact with respect to conflicts with HCPs or NCCPs.

#### **2.7.4 Significance of Impacts Prior to Mitigation**

The following significant impacts related to aesthetics would occur with project implementation:

**Impact LU-1:** Implementation of the proposed mining and reclamation activities would not conform to the Scenic or “S” Designator of the County’s Zoning Ordinance, resulting in a significant impact.

#### **2.7.5 Mitigation**

As discussed in Section 2.1, Aesthetics, M-AE-1 would require implementation of the El Monte Road Screening Plan along certain segments of El Monte Road adjacent to the project site to reduce the visual impacts associated with mining and reclamation activities to vehicle occupants along this roadway, as shown in Figure 2.1-13. However, screening would only be effective for a certain viewer group from specific viewing locations. Usually, the most effective visual mitigation measures result from changes in the physical element itself to lower its contrast with the setting. Mitigation was considered along Willow Road, but was determined to not be feasible as the project site is offset from the roadway and there is currently vegetation that screens it to the extent possible that would not be enhanced with additional landscaping for screening purposes. Therefore, since M-AE-1 would not fully screen the project site during mining and reclamation, the visual elements of the mining operations would still be highly visible and highly contrasting with the existing setting.

### 2.7.6 Conclusion

Since there are no feasible mitigation measures to fully reduce the proposed project's apparent inconsistency with the Scenic or "S" Designator contained in the County's Zoning Ordinance during mining and reclamation activities, **Impact LU-1 is significant and unavoidable**. Implementation of the proposed project would result in less than significant impacts related to the division of an established community and conflicts with Habitat Conservation Plans or Natural Community Conservation Plans.



**Table 2.7-1: Project Conformance with Goals and Policies**

<b>Planning Document</b>	<b>Policy</b>	<b>Mining and Reclamation Phase Conformance</b>	<b>Post-Reclamation Conformance</b>
<b>San Diego County General Plan</b>			
Land Use Element			
Goal LU-2: Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character	LU-2.8: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	As discussed within Chapter 2, Significant Effects of the Proposed Project, of this EIR, noise, hazards, and air quality impacts mining operations would be reduced to a less than significant level with implementation of mitigation. Refer to each section for specific mitigation measures required to reduce each environmental topic's impacts (Section 2.11, Noise; Section 2.8, Hazards and Hazardous Materials; and Section 2.2, Air Quality, respectively). Measures to reduce the effects of disruptive visual project elements have been included in the project, such as setbacks from roadways, vegetative screening, phased reclamation and revegetation to begin once mining operations are completed in area, and the use of minimal lighting. Thus, the project has attempted to reduce and minimize unsightly views associated with the mining operations and would conform to this policy.	Once mining and reclamation activities have been completed, the project would blend in with the surroundings and provide native habitats in the post-reclamation period as the disturbed areas of the project would be replanted with native vegetation and native trees on the project site would be replaced during revegetation. Further, no mining activities or construction equipment would remain on the project site in the post-reclamation phase. No environmental impacts associated with excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety would occur. Therefore, the proposed project would conform with this land use policy into the foreseeable future,
Goal LU-6: Development – Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local	LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	Project operations would necessitate the clearing of existing native and disturbed vegetation within the mining footprint and excavation would occur on 228 acres of the project site, including within the existing San Diego river channel. Specific design features, such as setbacks from the MUP boundary would allow wildlife to move	No buildings or structures would be included in the final site configuration. The project site would be restored to native habitats. Although existing native, and disturbed vegetation would be removed within the entire site footprint, the final configuration of the site after project completion would include final landform establishment and plantings of native vegetation

**Table 2.7-1: Project Conformance with Goals and Policies**

<b>Planning Document</b>	<b>Policy</b>	<b>Mining and Reclamation Phase Conformance</b>	<b>Post-Reclamation Conformance</b>
character of individual communities.		along the corridor. In accordance with the County's RPO, a total of 8.4 acres of habitat mapped within the biological study area (BSA) which meets the RPO's definition of "Mature Riparian Woodland" would be avoided along the southern boundary. With consideration for the special-status wildlife species, the glossy snake, reptiles will be relocated to the preserved open space area at the eastern portion of the project site. The installation of fencing along the impacted areas, during construction and operation, would prevent these species from entering the site during mining operations, and would be removed upon completion of mining activities. Furthermore, the proposed project would phase the reclamation and revegetation to begin once mining operations are completed in each Phase area. Therefore, the proposed project would conform with this policy during mining and reclamation phases.	species that are identified in the Reclamation and Revegetation Plans.
	LU-6.6: Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	Revegetation and Reclamation Plans have been prepared for the proposed project. The proposed project would phase the reclamation and revegetation to begin once mining operations are completed in each Phase area and continue across the project site east to west. 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	Revegetation and reclamation efforts as described for the mining phases would occur on the project site for up to four years after mining operations are completed. The Reclamation and Revegetation Plans will stabilize the site and return it to revegetated area with native habitats. Thus, the proposed project would conform with this policy in the long-term.

**Table 2.7-1: Project Conformance with Goals and Policies**

Planning Document	Policy	Mining and Reclamation Phase Conformance	Post-Reclamation Conformance
		County requirements. The goal of the Reclamation Plan is to stabilize the new landform and integrate it with the surrounding terrain, including a low flow river channel. Implementation of these two plans would incorporate the natural features of the project site into the revegetation and reclamation efforts during mining phases. Additionally, the proposed project would avoid a total of 8.4 acres of habitat mapped within the BSA which meets the RPO's definition of "Mature Riparian Woodland" along the southern boundary in accordance with the County's RPO. Therefore, the project would conform to this policy.	
	LU-6.7: Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas; and connect with existing or planned recreational opportunities.	As described above, Revegetation and Reclamation Plans have been prepared for the proposed project. The proposed project would phase the reclamation and revegetation to begin once mining operations are completed in each Phase area and continue across the project site east to west. 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. Thus, as each mining phase, the project site would be reclaimed as revegetated open space.  Further, the proposed project would include an onsite trail system consisting of one Type C Trails and one Type D Pathways. The proposed trails and pathways would	Reclamation and revegetation 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, preparation for seed beds and planting. It is the intent of the property owner to transfer the property to a non-profit/conservancy group prior to the completion of the restoration.  Similar to the mining and reclamation phase, trails and pathways would also be constructed after mining has been completed and would be designed to support equestrian users,

**Table 2.7-1: Project Conformance with Goals and Policies**

<b>Planning Document</b>	<b>Policy</b>	<b>Mining and Reclamation Phase Conformance</b>	<b>Post-Reclamation Conformance</b>
		contribute to the expansion of and linkage to the County's Community Trails Master Plan trail system. The trails and pathways would be constructed during Phase I and would be designed to support equestrian users, pedestrians, and bicyclists. Therefore, the proposed project would conform with this policy.	pedestrians, and bicyclists. Thus, the proposed project would conform with this policy in the long-term.
	LU-6.9: Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	While the nature of mining operations would create an excavated pit within the project site where topography changes would be incremental and occur slowly. Further, the phased reclamation and revegetation activities would stabilize and return the project site to a natural, revegetated state. With reclamation and revegetation efforts, the excavated pit would blend into the surrounding valley. Also, the proposed project would backfill the existing man-made depressions on the project site, which would also return the site back to a more natural topography.  In order to convey stormwater, a low-flow meandering channel would be constructed in the bottom of the excavated pit to direct water westward from storm events that produce runoff from the surrounding hillsides. Therefore, the proposed project would conform to this policy.	In the four years after the cessation of mining activities, the mining footprint would be entirely reclaimed with adherence to the Reclamation and Revegetation Plans. The excavated pit would be revegetated with native habitats. Stormwater would drain naturally on the site. Therefore, the proposed project would conform to this policy in the long-term.
Goal LU-8: Aquifers and Groundwater Conservation. Sustainable aquifers and	LU-8.3: Discourage development that would significantly draw down the groundwater table to the	As stated in the Groundwater Evaluation Technical Memorandum prepared for the proposed project, because induced run-on is greater than the anticipated	As stated in the Groundwater Evaluation Technical Memorandum prepared for the proposed project, following full reclamation of the project site, the reclaimed excavation pit is

**Table 2.7-1: Project Conformance with Goals and Policies**

<b>Planning Document</b>	<b>Policy</b>	<b>Mining and Reclamation Phase Conformance</b>	<b>Post-Reclamation Conformance</b>
functional groundwater recharge areas.	detriment of groundwater-dependent habitat.	evapotranspiration loss, the proposed project would be considered a net benefit to the groundwater basin (AECOM 2018b). As mining operations continue, the larger excavation pit would retain larger quantities of runoff, which would infiltrate into the groundwater aquifer. As such, the proposed project would conform to this policy during the mining and reclamation phase.	expected to capture approximately 368 acre feet per year (afy) of stormwater runoff, which would be contained and would infiltrate into the groundwater basin. Evapotranspiration from phreatophytes is expected to range from about 325 to 366 afy assuming there are no more reservoir spills/overtopping in the next 15 years. Because capture of stormwater runoff is anticipated to be greater than the anticipated evapotranspiration loss, the proposed project would be considered a net benefit to the groundwater basin (AECOM 2018b). The net effect of the induced run-on to the reclaimed excavation pit would be a benefit to the groundwater system by allowing capture of water that would otherwise leave the basin. Thus, the proposed project would conform to this policy.
<b>Conservation and Open Space Element</b>			
Goal COS-1. Inter-Connected Preserve System: A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.	Cos-1.9: Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.	Mining operations would be implemented in four phases, moving generally from the upstream to downstream areas (Figure 1-4). A combination of onsite habitat mitigation (for uplands and jurisdictional resources) and reclamation revegetation would be initiated for each specific phase after completion of mining in that area. Revegetation will occur where temporary impacts occur to address Reclamation Plan, County, and resource agency requirements. An overall restoration plan shall be approved by the County prior to the initiation of Phase 1 mining operations, including invasive species removal outside of the mining limits. Spot treatment for	Once mining operations are completed, final landforms would be established and the entire mining footprint area (228 acres) would be planted with the native species identified in the Reclamation Plan and Revegetation Plan. This procedure would result in approximately 47 percent of the site (226.4 acres within the mining phases of the total 479.5 acres onsite) being revegetated with native species. And approximately 50 percent of the existing non-native habitats will be revegetated with native species (224 acres within the mining phases of the total 479.5 acres onsite) by the time extractive operations are complete, in addition to the enhancement of 51 acres of disturbed habitat (i.e., 43.8 acres of tamarisk scrub and 7.2

**Table 2.7-1: Project Conformance with Goals and Policies**

Planning Document	Policy	Mining and Reclamation Phase Conformance	Post-Reclamation Conformance
		<p>invasive weeds may be necessary if weeds emerge after the mining activities are complete. Prior to habitat mitigation implementation, manual weed control shall be conducted by the restoration contractor in areas where invasive weeds are present. All actively growing non-native vegetation shall be removed prior to the onset of seeds, removing the entire root system, seeds, and seed heads.</p> <p>Herbicide can also be applied by a licensed contractor to eradicate weeds if deemed necessary and approved by the restoration ecologist. If this method is chosen, all herbicide use shall be restricted to the mitigation areas and not enter the nearby sensitive areas. Pre-emergents are prohibited and shall not be used. Herbicide use shall be restricted to the use of a non-selective glyphosate such as Ranger-Pro (Round-Up Pro) for the elimination of non-native and invasive upland vegetation located within the project site for purposes of habitat restoration only. No use of any herbicide shall occur during the rainy season (November 1–March 31).</p> <p>Revegetation and reclamation activities conducted during mining operations would include planting native species in accordance with the Revegetation Plan and Reclamation Plan. Therefore, the proposed project would conform to this policy.</p>	<p>acres of non-native grassland as part of the overall enhancement of 64.16 acres) outside of the mining phases (ESA 2018). This proposed revegetation would result in a net increase in native habitat acreage onsite and improve overall native habitat quality and functions.</p> <p>Furthermore, weed eradication would continue post-mining operations and be used to limit and control invasive noxious weeds. Weed control and maintenance on the site would continue during the operation and reclamation process. The occurrence of weeds on the site would be monitored by quarterly visual inspection. If inspections reveal that weeds have become, or are becoming, established on the site, then removal would be initiated.</p> <p>Thus, the proposed project would conform with this policy.</p>

**Table 2.7-1: Project Conformance with Goals and Policies**

<b>Planning Document</b>	<b>Policy</b>	<b>Mining and Reclamation Phase Conformance</b>	<b>Post-Reclamation Conformance</b>
<b>Lakeside Community Plan</b>			
Agricultural Goal: Provide for the preservation of agricultural land uses while maintaining their compatibility with other non-rural uses.	<u>Policy 2:</u> Permit the co-existence of agricultural land uses and other compatible land uses in the community.	As stated in Section 3.1, Agricultural Resources, the LARA Model analysis prepared for the proposed project indicates that the conversion of the portion of the existing agricultural resources along the San Diego River within the project site would be considered less than significant as the project site is not considered a significant agricultural resource. Furthermore, the analysis in Section 3.1 determined that mining operations of the proposed project would not pose a significant impact on the dairy operations associated with the adjacent Van Ommering Dairy Farm with implementation of air quality and noise mitigation measures and design considerations. In addition, as the project is phased from east to west, reclamation and revegetation would create additional buffer widths between subsequent mining phases and the dairy farm. Thus, the proposed project conforms with this policy.	Same as described for the mining and reclamation phase of the proposed project.
Industrial Goal: Provide for the kind of industrial development that does not detract from the existing rural character of the community.	<u>Policy 2:</u> Provide for the kind of industrial development that will expand the tax base, while not triggering significant population growth.	Assuming a price of \$20.00 per ton, a density of 0.055 ton per cubic foot, and a waste factor of approximately 20 percent, the value of the total 30 million tons of aggregate material mapped as MRZ-2 is estimated to be approximately \$480,000,000.00. The 12.5 million tons of sand and aggregate material that is proposed to be mined is estimated to have	This policy does not apply to the post-reclamation phase of the proposed project.



**Table 2.7-1: Project Conformance with Goals and Policies**

Planning Document	Policy	Mining and Reclamation Phase Conformance	Post-Reclamation Conformance
		a value of \$200,000,000.00, based on the price and waste factors above (Leighton 2016). Further, approximately eight full-time positions would be necessary to operate the mining equipment and the plant. It is anticipated that all workers and employees would be sourced from the local population in the area. The creation of jobs would not induce population growth in the area considering the number of new employees needed. Thus, the proposed project would conform to this policy.	
	<u>Policy 7:</u> Locate industrial operations only where they will be compatible with surrounding land uses, accessible to major transportation facilities, and capable of being served with all necessary utilities.	There would be no land use conflicts with agricultural operations, Williamson Act Contract lands, or convert nearby agricultural uses to non-agricultural use. All extractive operations would be setback from the project site boundary by a minimum of 80 feet, to minimize offsite effects. The project site is easily accessible by El Monte Road and the surrounding circulation system within the community of Lakeside. 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 connects to temporary power poles at the plant location.	This policy does not apply to the post-reclamation phase of the proposed project.



**Table 2.7-1: Project Conformance with Goals and Policies**

Planning Document	Policy	Mining and Reclamation Phase Conformance	Post-Reclamation Conformance
<p>Environmental Goal: Provide a desirable, healthy, and comfortable environment for living, while preserving Lakeside's rural atmosphere and unique resources.</p>	<p><u>Policy 4:</u> Ensure that land uses within or adjacent to recreational, natural preserve, agricultural, or industrial areas are compatible with those areas.</p>	<p>As analyzed within this EIR, the majority of environmental impacts associated with the proposed project would be less than significant or mitigated to less than significant. Implementation of the proposed project would not create land use conflicts between agricultural operations or Williamson Act Contract land, and the proposed project would not convert agricultural resources to non-agricultural use. Additionally, as stated above, the analysis in Section 3.1, Agricultural Resources, determined that mining operations of the proposed project would not have a significant impact on the dairy operations associated with the adjacent Van Ommering Dairy Farm with implementation of air quality and noise mitigation measures and design considerations. In addition, as the project is phased from east to west, reclamation and revegetation would create additional buffer widths between subsequent mining phases and the dairy farm.</p> <p>Furthermore, measures to reduce the effects of disruptive visual project elements have been included in the project, such as setbacks from roadways, vegetative screening, phased reclamation and revegetation to begin once mining operations are completed in area, and the use of minimal lighting. Thus, the project analysis has demonstrated the proposed</p>	<p>The project includes buffer areas on all sides of the project site that would set the project features at a distance from adjacent roadways and residential areas. The revegetation of the project slopes would help to screen and cover any exposed soil. The post-reclamation visual features introduced into the vista by the project would not be substantially different from the existing features. The project would not include any outdoor lighting at completion. Thus, the proposed project would be compatible with agricultural uses and would conform to this policy.</p>

**Table 2.7-1: Project Conformance with Goals and Policies**

<b>Planning Document</b>	<b>Policy</b>	<b>Mining and Reclamation Phase Conformance</b>	<b>Post-Reclamation Conformance</b>
		mining operations can be compatible with nearby agricultural operations.	
	<u>Policy 9:</u> Encourage the preservation of mature trees on public and private property, and require equitable replacement of those removed.	Project operations would necessitate the clearing of existing native and disturbed vegetation within the current phased mining footprint, including within the natural drainages. However, the proposed project would avoid a total of 8.4 acres of habitat mapped within the BSA which meets the RPO's definition of "Mature Riparian Woodland" along the southern boundary in accordance with the County's RPO. The proposed project would phase the reclamation and revegetation to begin once mining operations are completed in each Phase area. Revegetation of the project site would result in species of equal or greater biological value within the mining footprint. Therefore, the propose project would conform with this policy.	Once the mining and reclamation processes are complete, the site would be restored/revegetated with native vegetation and habitat. Although existing native and disturbed vegetation would be removed within the entire site footprint, the disturbed areas of the project would be replanted with native vegetation and habitats.

**Table 2.7-1: Project Conformance with Goals and Policies**

<b>Planning Document</b>	<b>Policy</b>	<b>Mining and Reclamation Phase Conformance</b>	<b>Post-Reclamation Conformance</b>
<p>Sand and Gravel Extraction Goal:</p> <p>Balance the regional need for construction materials with the community need for freedom from any disturbing effects of sand and gravel extraction.</p>	<p><u>Policy 1:</u> Permit only controlled extraction operations that have a minimal adverse impact on the environment.</p>	<p>The haul road and pad on which the processing plant would be located would be placed ten feet below the existing grade and would be encircled with a berm that would be eight feet tall above existing grade. While the stockpiles and processing plant equipment would still be slightly visible over the berm, the design of the processing plant would minimize visual impacts. Additionally, the exposed soil, lack of vegetation, removed trees, and presence of processing plant equipment, vehicles, and stockpiles (although confined to the active phase area of the project site) would be visible. During this time, the visual elements of the project would be out of scale, disruptive, and unnatural. However, feasible measures to reduce the effects of disruptive visual project elements have been included in the project, such as setbacks from roadways, vegetative screening, placing the processing plant equipment at a lower elevation and surrounding with a berm, phased reclamation and revegetation to begin once mining operations are completed in area, and the use of minimal lighting. Thus, the project has attempted to reduce and minimize unsightly views associated with the mining operations as much as feasibly possible and would conform to this policy.</p>	<p>Once the mining and reclamation processes are complete, the site would be restored with native vegetative plantings and habitat. Although existing native and disturbed vegetation would be removed within the entire site footprint, the disturbed areas of the project would be replanted with native vegetation. Native trees on the project site would be replaced during revegetation.</p>
	<p><u>Policy 2:</u> Extract sand and gravel in a way that minimizes any harm or disturbances to</p>	<p>The environmental impacts of the proposed project have been analyzed throughout this EIR. Potential impacts are either less than</p>	<p>The proposed reclamation and revegetation will result in the establishment of native plants and habitats on the project site. The public will have</p>

**Table 2.7-1: Project Conformance with Goals and Policies**

<b>Planning Document</b>	<b>Policy</b>	<b>Mining and Reclamation Phase Conformance</b>	<b>Post-Reclamation Conformance</b>
	adjacent residents and properties.	significant or have been mitigated to less than significant levels, with the exception of aesthetics and mineral resources. The project analysis demonstrates that the project will minimize disturbance to nearby residents and property through the implementation of project design features and mitigation measures to the extent feasible. Therefore, the proposed project would conform to this policy.	access to recreational trails on the site as well. Therefore, the proposed project would conform to this policy.
	Policy 3: Minimize dust, noise, traffic, unsightly views, accumulations of water, steep slopes, and safety and health hazards resulting from sand and gravel extraction.	<p>The Draft EIR analyzed the proposed project's potential to result in significant impacts to air quality, aesthetics, drainage, noise, and traffic, among other environmental issues.</p> <p>As stated in Section 2.1, Aesthetics, measures to reduce the effects of disruptive visual project elements have been included in the project, such as setbacks from roadways, vegetative screening, placing the processing plant equipment at a lower elevation and surrounding with a berm, phased reclamation and revegetation to begin once mining operations are completed in area, and the use of minimal lighting. Thus, the project has attempted to reduce and minimize unsightly views associated with the mining operations.</p> <p>In regards to air quality, the analysis in Section 2.2, Air Quality, determined that implementation of M-AQ-1 along with DC-AQ-1 through DC-AQ-4 would reduce emissions so that mining activities would</p>	The implementation of the reclamation and revegetation plans would return the site to an area containing native plant species and habitats. The post-reclamation visual features introduced into the vista by the project would not be substantially different from the existing features. The project would not include any outdoor lighting at completion.

**Table 2.7-1: Project Conformance with Goals and Policies**

Planning Document	Policy	Mining and Reclamation Phase Conformance	Post-Reclamation Conformance
		<p>not expose workers and surrounding residences to significant health risks. These same measures will also help protect against increasing the exposure to spores of the <i>Coccidioides</i> fungus, should it exist. Thus, project and cumulative impacts related to air quality would be reduced to less than significant.</p> <p>Section 3.4, Hydrology and Water Quality, concluded that the proposed project would not adversely affect water quality or groundwater storage. The proposed project would not alter drainage patterns during any phase of the project and would not result in erosion, sedimentation or flooding onsite or off-site. In addition, effects related to flooding, specifically mudflows, would be minimized with implementation of design consideration DC-GE-1 (listed in Section 3.2, Geology and Soils) and all of the recommendations within the Slope Stability Investigation (CHJ Consultants 2016). Thus, impacts would be less than significant.</p> <p>In regards to noise impacts, Section 2.9, Noise, determined that implementation of M-N-1 through M-N-7 would reduce all significant noise impacts associated with the proposed project to less than significant. The noise mitigation measures required specific construction standards and protocols, such as but not limited to setbacks for different phases and/or equipment, specific locations for</p>	

**Table 2.7-1: Project Conformance with Goals and Policies**

Planning Document	Policy	Mining and Reclamation Phase Conformance	Post-Reclamation Conformance
		<p>construction equipment, and specifications for construction equipment, to be implemented to reduce noise impacts to less than significant,</p> <p>Section 2.10, Transportation and Traffic, concluded that project-related traffic would result in significant direct impacts to one intersection and one roadway segment, and significant cumulative impacts to two intersections and one roadway segment. Mitigation measures M-TR-1 through M-TR-3, which require traffic facilities improvements and payment of the appropriate Traffic Impact Fee, would improve efficiency of traffic flow and result in a less than significant impact.</p> <p>For the reasons stated above, the proposed project would conform to this policy.</p>	
	<p><u>Policy 4:</u> Recognize that extraction of sand and gravel is a long-term process. Allow extraction only on a controlled, coordinated basis, and provide for the rehabilitation of worked-out areas.</p>	<p>Mining activities would occur in phases from east to west over the project site over 12 years. Each phase has been coordinated for optimal performance of the mining operation. Mining would begin with site preparation, and progress in a series of westerly advancing phases (Phases 1 through 4), with revegetation occurring as final reclaimed surfaces are established. 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 processing plant located near</p>	<p>In the four years after the cessation of mining activities, the mining footprint would be entirely reclaimed as established by the Reclamation and Revegetation Plans. The excavated pit would be vegetated with native plants and habitats and open space easements would be dedicated onsite. Recreational trails would also be constructed and dedicated for hiking, horse riding, and bike riding by the public.</p>

**Table 2.7-1: Project Conformance with Goals and Policies**

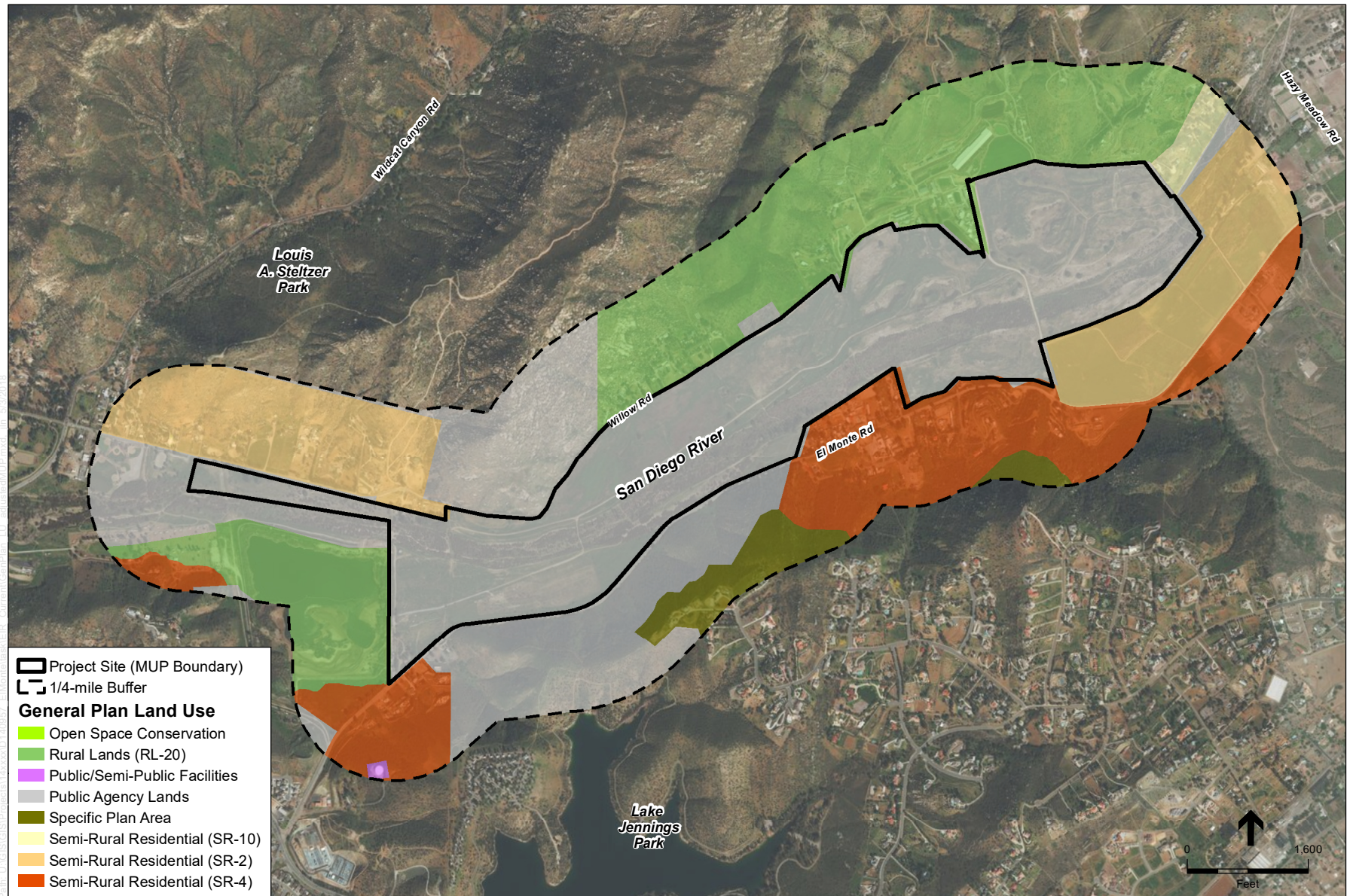
Planning Document	Policy	Mining and Reclamation Phase Conformance	Post-Reclamation Conformance
		<p>the haul road that would move as mining progresses.</p> <p>Site preparation activities would include the excavation of a sub-grade haul road that would extend the length of the project area from west to 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.</p> <p>Surface soils would be stockpiled in berms surrounding the project phase that is being actively mined.</p> <p>As described above, Revegetation and Reclamation Plans have been prepared for the proposed project. The proposed project would phase the reclamation and revegetation to begin once mining operations are completed in each Phase area and continue across the project site east to west.</p> <p>This demonstrates the sand extraction and reclamation and revegetation would occur in an organized and controlled manner to reduce potential impacts to surrounding residents and properties.</p>	
	<p><u>Policy 6:</u> Plan the eventual rezone and reuse of the land containing this resource for agriculture, husbandry, recreation, open space, and as “made land” above the</p>	<p>This policy does not apply to the mining and reclamation phase of the proposed project.</p>	<p>After the revegetation and reclamation of the project site, the project site would be reclaimed and revegetated pursuant to an approved reclamation plan and revegetation plan. The site would be restored to native vegetation and habitats and trails would be dedicated for use by</p>

Table 2.7-1: Project Conformance with Goals and Policies

Planning Document	Policy	Mining and Reclamation Phase Conformance	Post-Reclamation Conformance
	floodplain suitable for industry, commerce, or housing through reclamation plans.		equestrians, hikers and bicyclists, thereby conforming to the policy by making the land suitable for open space use.

SOURCE: ESA 2018.





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