

Conrock/Fenton Sweetwater Project

# SPECIFIC PLAN 75-02

## PART I Text and Exhibits

*As Adopted By:*

San Diego County Board of Supervisors

April 13, 1976

SPECIFIC PLAN 75-02

Conrock Co. and H. G. Fenton Material Company

Including Operation Plan,  
Comprehensive Rehabilitation Plan,  
Interim Long Term Plan and Exhibits

PART I

Text and Exhibits

April 13, 1976


Department of Land Use & Environmental Regulation  
Department of Sanitation & Flood Control  
Department of Transportation  
Environmental Analysis Division


SPECIFIC PLAN SP 75-02

(Conrock/Fenton)

CERTIFICATE OF ADOPTION

I hereby certify that this Plan consisting of this text, exhibits and appendices, is Specific Plan SP 75-02 and that it was adopted by the San Diego County Board of Supervisors on the 13th day of April, 1975.

  
Lee Taylor, Chairman

Attest:   
Porter D. Cremans, Clerk of  
the Board



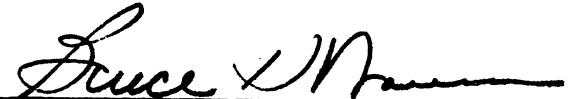


STATEMENTS BY SAN DIEGO COUNTY DEPARTMENTS

These Specific Plans have been prepared with adequate technical data acceptable to the Department of Land Use and Environmental Regulation, Department of Sanitation and Flood Control, Department of Transportation and Environmental Analysis Division.\* The table on the following page indicates, by a mark in the appropriate space, those departments pri-

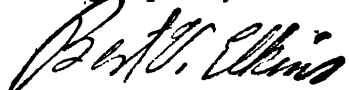
marily responsible for the preparation and review of various phases of these Specific Plans. Where these Specific Plans require future implementation and monitoring programs, the indicated review department(s) shall have such responsibility. These Specific Plans shall be enforced, in part, by Special Use Permits P74-68W and P73-137W2.

These Specific Plans are necessary and convenient for the implementation of the County General Plan.

  
\_\_\_\_\_  
Director (Acting), Department of Land  
Use and Environmental Regulation


  
\_\_\_\_\_  
Director, Department of Transportation

The Department of Sanitation and Flood Control has reviewed the data, analysis, and conclusions presented in these Specific Plans and appendices. These documents adequately describe the potential erosion hazard to downstream property.

  
\_\_\_\_\_  
Director (Acting), Department of Sanitation  
and Flood Control

ERB Findings

On September 25, 1975 the Environmental Review Board recommended that it be found that the projects and Specific Plans, as proposed, will have adverse environmental impacts for 15-20 years with beneficial impacts thereafter.

  
\_\_\_\_\_  
ERB Secretary or Chairman

\*Due to County reorganization subsequent to approval of Special Use Permits P73-137 (Groves) and P74-68 (Conrock/Fenton), the above-named Community Services Agency Departments and Division have primary responsibility for preparation of these Specific Plans.



DEPARTMENT OR DIVISION RESPONSIBLE

	<u>Land Use &amp; Environmental Regulation</u>	<u>Sanitation &amp; Flood Control</u>	<u>Transportation</u>	<u>Environmental Analysis Division</u>
Comprehensive Rehabilitation Plan	X	X	X	X
Operation Plan	X			
Interim Long-Term Plan	X			
Conformance to County General Plan	X			
Detailed landscaping, screening, fencing plan	X			
Flood control aspects		X		
Groundwater aspects (including location and monitoring of piezometers)		X		
Lake management and lake monitoring		X		X
Agreement to obtain supplementary water	X	X		
Open space easements	X			
Biological and archaeological surveys				X
Grading Permit	X		X	
Riding and Hiking Trails Plan	X			



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O	Erosion Control Plan	





## I. INTRODUCTION

### A. BACKGROUND

Conrock Co. and H. G. Fenton Material Company have jointly been granted a conditional special use permit (P74-68) for a borrow pit and sand processing plant on property holdings in the Sweetwater River Valley near the Community of Dehesa. The preparation of this Specific Plan for the systematic regulation and rehabilitation of the property was a condition of approval of that special use permit.

This Specific Plan has been prepared in concert with the S. J. Groves and Sons Company who are conducting a sand extraction and processing operation on 175 acres directly downstream of the Conrock/Fenton property. The Conrock/Fenton and Groves operations are the only two sand extraction industries in this area. A Specific Plan regulating the Groves operation is being prepared simultaneously with this plan.

Each contains coordinated extraction and site rehabilitation plans which will assure well-regulated extraction operations resulting in consistently landscaped and rehabilitated land at the project's end.

### B. PURPOSE

The purpose of a specific plan, as defined by the California Government Code (Title 7, Article 8, Section 6540 et seq.), is to provide for the systematic execution of the general plan. Section 65450.1 of the code states that "The legislative body or the planning agency may designate areas within a city or a county for which the development of a specific plan will be necessary or convenient for the implementation of the general plan." This Specific Plan establishes regulations, conditions and programs for the extraction and processing

of river sand; provides for the comprehensive rehabilitation and lake management of the subject property once the natural resource has been removed; and makes provisions for the long-term use of the property. Additionally, the interim long-term use of the property is established.

It is the intent of this Specific Plan to regulate the use of land within its boundaries by establishing regulations, conditions and programs in addition to those of the Zoning Ordinance. This Specific Plan complies with Article 8, Government Code Section 65451 (contents) in that the Plan includes detailed regulations, conditions and programs necessary for the systematic implementation of each element of the County General Plan. In addition, the regulations, conditions and programs for the implementation of the County General Plan have been supplemented as necessary

to cover subjects listed under the above Government Code Section.

This Specific Plan consists of two parts: Part I, which includes the Plan Text and Exhibits, is contained in this volume; Part II, a series of technical appendices, is provided under separate cover. The Plan Text (Part I) contains a project Operation Plan, a Comprehensive Rehabilitation Plan, an Interim Long-Term Plan, and the regulations, conditions and programs established to assure the project's conformance to the General Plan, applicable County Ordinances, and Government Code Section 65451. The Exhibits are a series of drawings that supplement and illustrate the Plan Text. The Exhibits are contained in this volume, directly following the text. The Appendices (Part II) are primarily a series of technical studies that were conducted to establish the feasibility of the project and to formulate means of avoiding any related adverse effects.

## II. DESCRIPTION OF STUDY AREA

The Conrock/Fenton property holdings in the Dehesa area, as shown on the vicinity map (Figure 1), consist of approximately 1,062 acres. This property is situated along the Sweetwater River south of the Harbison Canyon area. The northerly portion of the site lies within the Dehesa Valley, while the central and southeasterly portions are situated within and adjacent to Sloan Canyon. Access to the property is provided by Dehesa Road on the north and Sloan Canyon Road through the center of the site. As mentioned, a borrow pit and sand processing plant operated by S. J. Groves and Sons lie on approximately 175 acres directly downstream (west) of the Conrock/Fenton property. In addition, a 20.45 acre parcel located immediately adjacent to the west boundary of the S. J. Groves site shall be used for erosion control and is shown in detail on Exhibit K.

Figure 2 is a map showing existing zoning and land uses in the immediate area, as designated on the Land Use Element of the County General Plan. Current land uses in the area are shown on Figure 3.

The study area for Specific Plan SP75-02 (Conrock/Fenton) is fully described in Appendix H, a legal description of the property, and Tentative Parcel Map 10125. The legal description of the study area for the Groves Specific Plan (SP75-01) is provided as Appendix I.

In January 1975, the Board of Planning and Zoning Appeals conditionally approved Special Use Permit P74-68 for the Conrock Co./Fenton Material Company subject to Condition B which requires, in part, "said plan shall be prepared in concert with the S. J. Groves and Sons Company and other sand extractive industries located in this area of the Sweetwater

Floodplain and its environs and in cooperation with San Diego County including the Director of Planning, County Engineer, Department of Sanitation and Flood Control, and the Office of Environmental Management." In December 1974, the Board of Supervisors approved Special Use Permit P73-137 for the S. J. Groves and Sons Company requiring that a comprehensive rehabilitation plan be prepared "in concert with Conrock/Fenton Company, and other sand extractive industries located in this area of the Sweetwater Floodplain and its environs."

The Department of Land Use and Environmental Regulation completed an analysis of the surrounding properties and determined the Specific Plans should be limited to properties owned or controlled by Groves/Conrock/Fenton. Areas outside of these properties were studied during the preparation of the Specific Plans; however, because these companies own or con-

trol land which effectively buffers the impacts of the sand operation, it was not necessary to include additional properties. The area surrounding these two properties is probably not subject to imminent or near-term urbanization, nor are these surrounding areas considered appropriate for special planning treatment for any public purpose.

Secondly, the SUPs which directed this study both state that the subject matter of the plan should be a rehabilitation program. While they also state that the plan should include Conrock/Fenton, Groves and other sand extractive industries in the Sweetwater Floodplain, there are no other sand extractive industries in the area that could be incorporated into such a rehabilitation program. To incorporate those further down the river would be impractical.

Finally, the detailed regulations required in a specific plan by the Government Code

make it impractical to include land which is not the subject of a development proposal. To include property outside of that owned by the applicants would require that it either be regulated in such a way as to prevent any development for the period of the Specific Plans, or that the development be detailed to the degree of designating internal road systems. Alternative forms of land regulation provided in general plans, community plans, and zoning seem

more appropriate means of regulating adjacent land areas.

If additional properties in this area (beyond the boundaries of the properties owned or controlled by Groves/Conrock/Fenton) are to be included in studies which could lead to an amendment of the County General Plan, such studies and hearings could be completed separately from those for this Specific Plan.



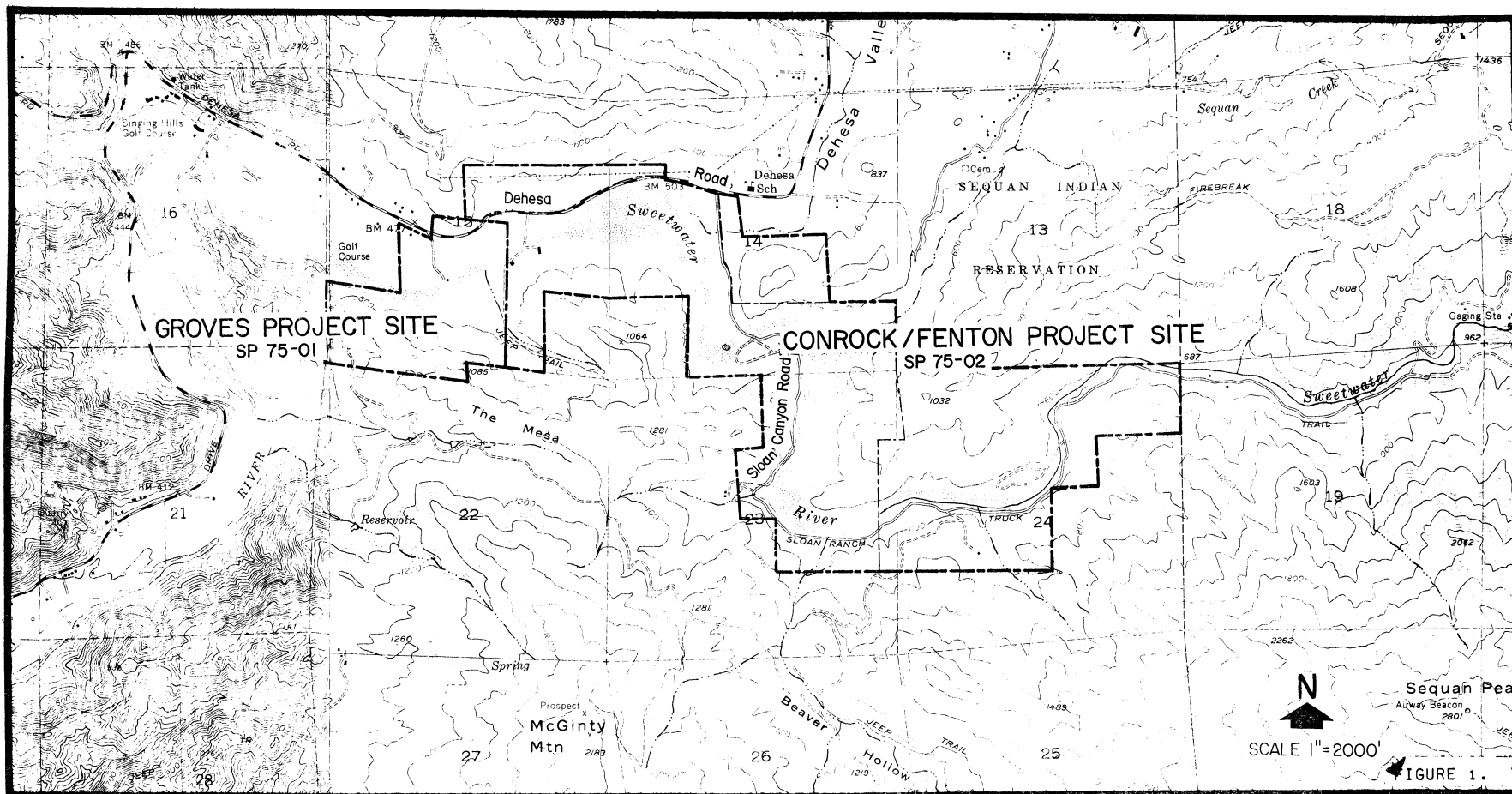


FIGURE 1. VICINITY MAP

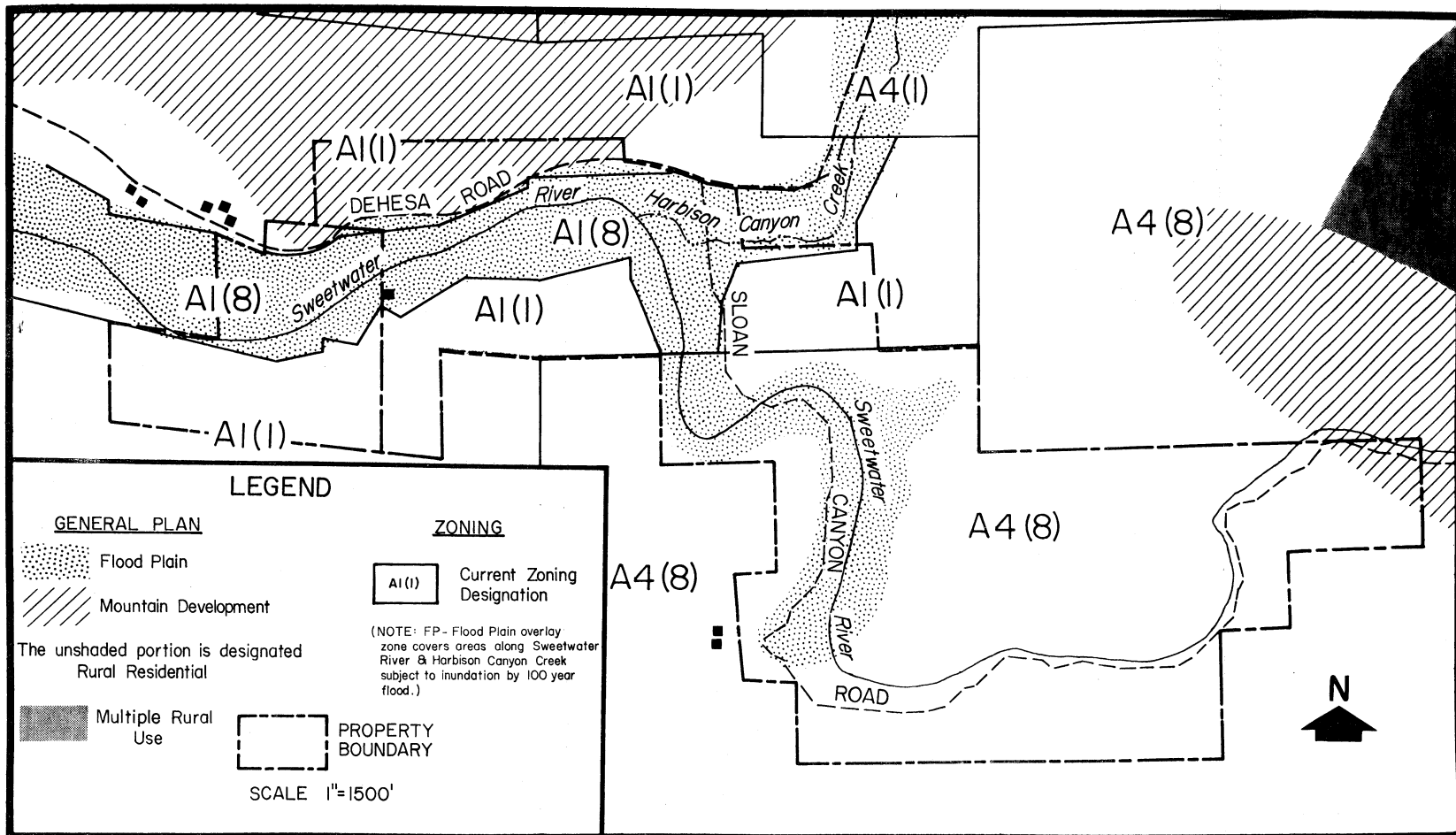
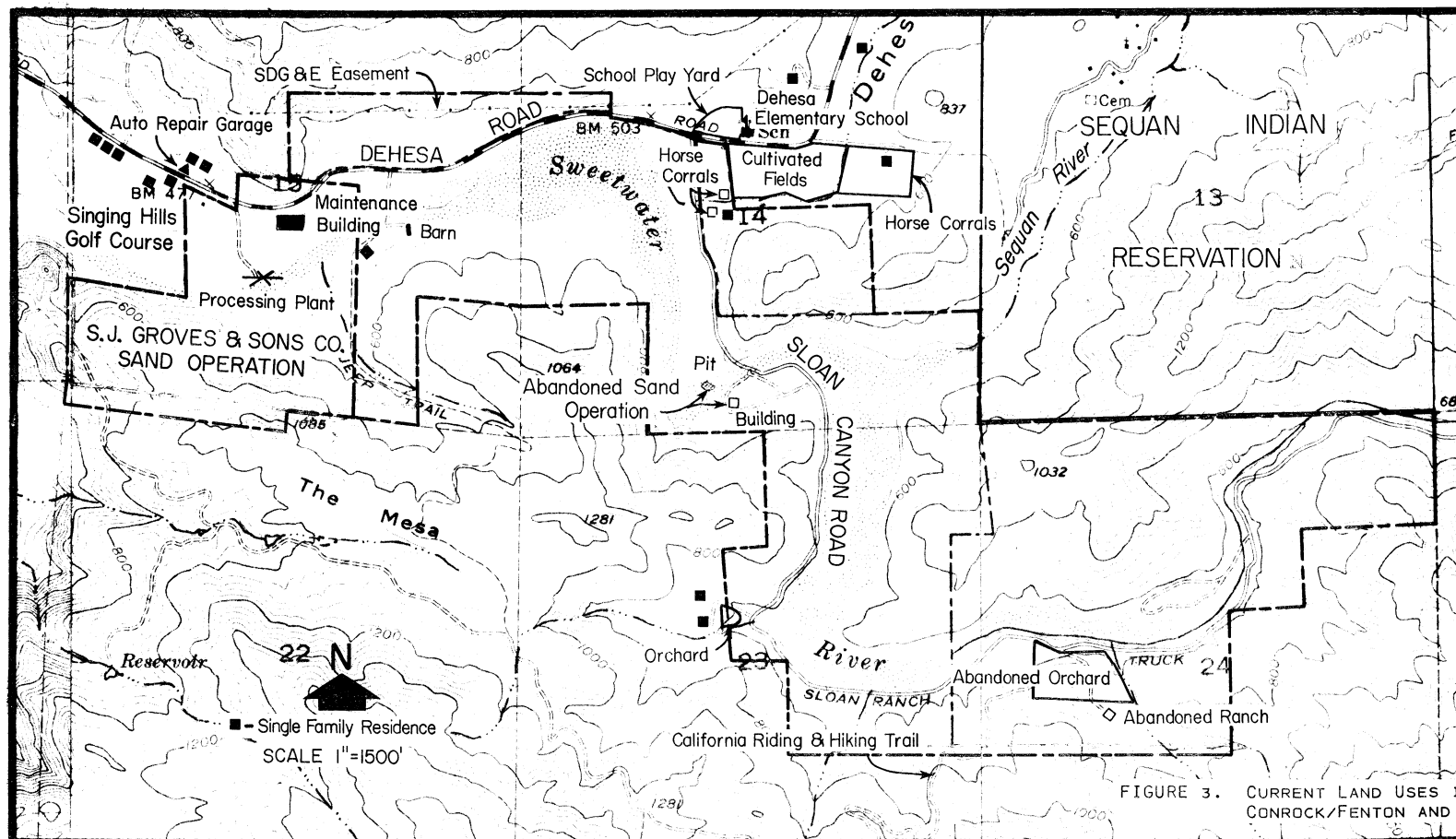


FIGURE 2. CURRENT ZONING AND LAND USES AS DESIGNATED ON GENERAL PLAN.





### III. PLANNING AREAS

Because varying types of land use are planned for different portions of the subject property, the site has been divided into three sub-areas, or, as identified here, planning areas. These areas are identified on Figure 4 and described below.

#### Planning Area I

Planning Area I consists of three separate parcels (IA, IB and IC) contiguous with Planning Areas II and III, as described below. These parcels, in total comprising approximately 530 acres, were acquired by Conrock/Fenton for the purpose of buffering the sand extraction and processing operations from surrounding properties. The 20.45 acre erosion control parcel (Exhibit K, Appendix J) will remain in permanent open space as a buffer to substantially reduce the potential for increased downstream erosion which could result from the mining of the Sweetwater

Riverbed. Ownership of the parcels will also insure that non-compatible land uses will not develop in these areas through the operational phases. For this reason, Planning Areas IA, IB and IC will also remain as open space for the life of the project (see discussion under Open Space Element, page 36).

#### Planning Area II

This sub-area is a 255 acre portion of the 532 acre parcel on which the special use permit (P74-68) was granted. This sub-area lies downstream (west) of Sloan Canyon Road and contains an 88 acre portion of the 138 acre freshwater lake which will result from the sand excavation operations conducted by Conrock/Fenton and S. J. Groves (the remaining 50 acre portion of the lake lies within the Groves property). In addition to the lake, Planning Area II includes the setback areas

separating the lake from Dehesa Road and Sloan Canyon Road and land south of the lake to the Conrock/Fenton property boundary.

### Planning Area III

Planning Area III consists of that portion of the special use permit parcel lying upstream

of Sloan Canyon Road. Planned excavations in this area will be above the groundwater level in the Sweetwater River sand deposit; thus, this will be a dry operation and no lake will result. This sub-area covers approximately 277 acres.

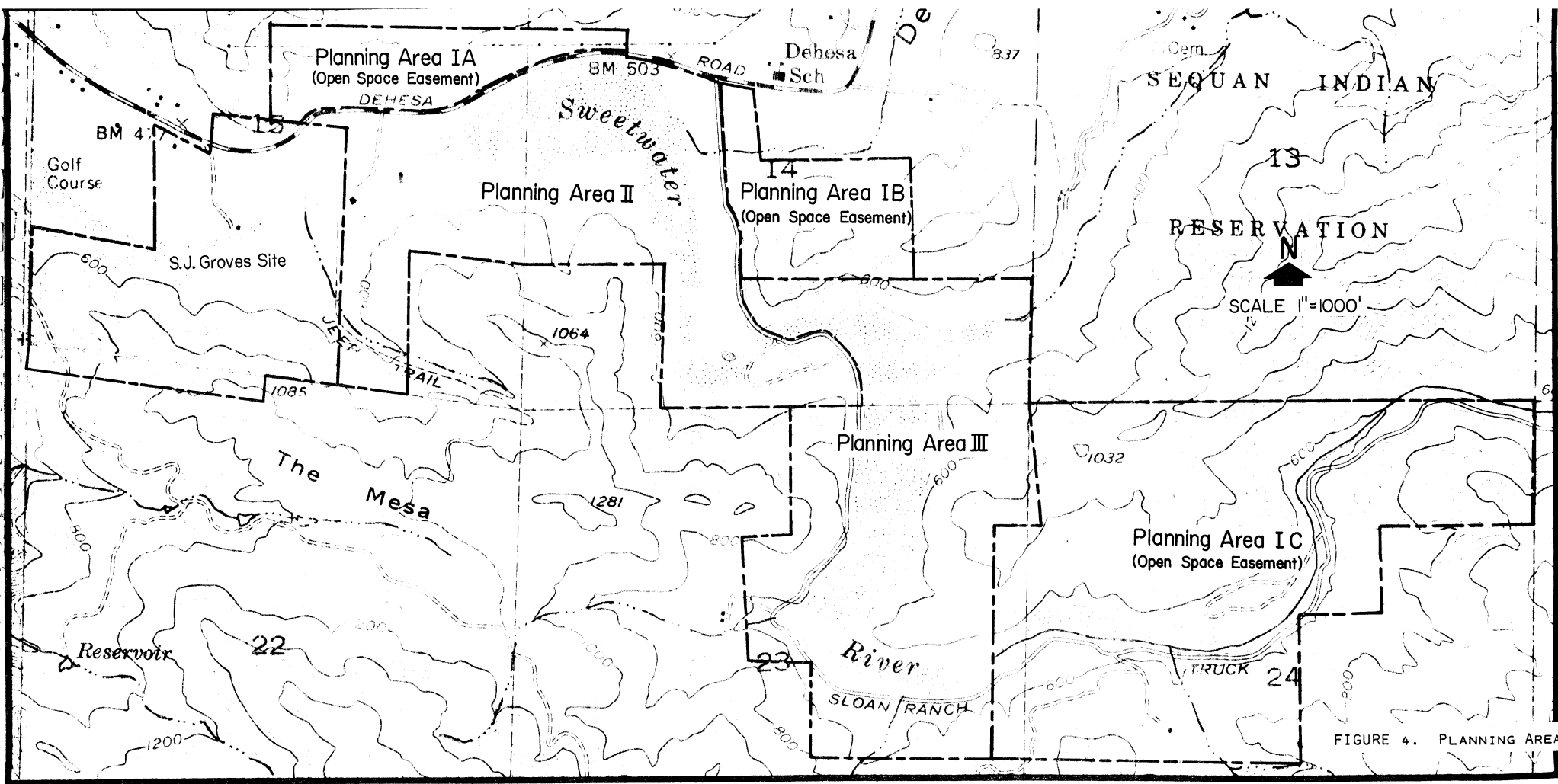


FIGURE 4. PLANNING AREAS

## IV. OPERATION PLAN

Sand extraction and processing operations on the Conrock/Fenton property would commence immediately following a plant set-up period. Operations on the Groves property, being an ongoing project, would continue at approximately the same level. The two operations are planned to end at the same time. The area of sand extraction would cover approximately 194 acres, 144 acres on the Conrock/Fenton property and 50 acres on the Groves property.

Removal of the sand resource on the site will result in the creation of a groundwater lake in the extraction area westerly of Sloan Canyon Road. The lake will have a surface area of approximately 138 acres and a perimeter of approximately 29,100 feet when water surface is at an elevation of 465 feet (MSL). Pit depths will range from 20 to 70 feet below the existing

riverbed. Proposed slopes are 2 horizontal to 1 vertical below the water line and will range between 6 to 1 and 10 to 1 along the northerly and easterly lake shore. The ultimate combined excavation area is shown on Exhibits A and B.

Initially, a trapezoidal wedge or plug of material spanning the pits will be left undisturbed at the common lot line of Conrock/Fenton and Groves. This section will have a surface width of 200 feet, and extend 150 feet onto the Groves property and 50 feet onto the Conrock/Fenton property (measured at the top). The surface of this plug will be at elevation 475, or 10 feet above the ultimate maximum lake level of 465. A sluice will be constructed through this material to maintain equal levels of water in the two pit areas. Portions of this plug will be systematically removed on the Groves side only as Groves completes the

0 feet to 20 feet, the 20 feet to 40 feet, and the final 40 feet to 60 feet excavation. The remainder of the plug, having a top width of 50 feet, will be retained until Conrock/Fenton has completed its mining process. It is necessary to maintain this embankment at the common boundary of the two properties since different mining and disposal methods are used which are briefly described as follows:

Groves is using a horizontally phased mining technique; the first operation will remove all sand to a point approximately 20 feet below riverbed level; the second operation will mine from 20 feet to 40 feet; and the third operation from 40 feet to 60 feet or bedrock. The "wash" or residual fines from the extraction process will be hauled to off-site disposal areas, eliminating the need for a permanent on-site storage.

Conrock/Fenton is using a vertically phased mining technique; the extraction

operation will begin at the east wall of the plug, excavation will be to bedrock and continued upstream in this manner. The residual fines removed from the marketable material will be permanently deposited in the bottom of the excavated area. Upon completion of the sand mining operation the plug will be shaved off to provide a surface elevation of 443 feet (MSL), or 15 feet below minimum lake level of 458; thus creating a continuous body of water approximately 1 2/3 miles long extending from 150 feet east of the easterly line of Singing Hills Golf Course to Sloan Canyon Road. The residual plug will be trapezoidal, spanning the lake and extending up from bedrock (elevation 407 feet) approximately 36 feet. This residual plug will create an underwater reservoir extending upstream for approximately 3,100 feet for deposition of the unmarketable products of the extraction process. This waste disposal method has been approved by the Regional Water Quality Control Board.

The volume of this depository is near 1,250,000 cubic yards, more than adequate to accommodate the estimated 1,000,000 cubic yards of unmarketable fines which will result from the processing operation.

As noted above, phased mining techniques will be used in both operations. The following table (Table 4-1) provides a detailed summary of the

operational phases which will be employed by Conrock/Fenton and Groves. Note that the phases are designed to provide coordinated and compatible operational, lake management, and phased rehabilitation programs. Table 4-2 describes the methods of operation to be used by Conrock/Fenton and S. J. Groves in their sand excavation, processing and distribution functions.

TABLE 4-1

## CONROCK/FENTON AND GROVES OPERATIONAL PHASES

## PHASE I

<u>Conrock/Fenton</u>	<u>S. J. Groves &amp; Sons Company</u>
<p>Immediately upon adoption of Specific Plan 75-02, Conrock/Fenton will commence:</p> <ol style="list-style-type: none"> <li>1. Plant site screening (Exhibit D)</li> <li>2. Processing plant construction (Exhibit D)</li> <li>3. Dehesa Road improvements (Exhibit H)</li> <li>4. Fencing (Exhibit A)</li> <li>5. Initial excavation to establish capability to meet Water Quality Control Board waste discharge requirements</li> <li>6. Construct first increment of by-pass channel</li> <li>7. Establish lake-level equalizer sluice at elevation 458</li> <li>8. Obtain Grading Plan approval from County Department of Transportation.</li> </ol>	<p>Groves, being an existing and ongoing operation, has already completed most of Phase I. Immediately upon adoption of Specific Plan 75-01, Groves will commence:</p> <ol style="list-style-type: none"> <li>1. Supplemental screening (Exhibit C &amp; D)</li> <li>2. Installation of water level monitoring piezometers along westerly property line as shown on Exhibit B</li> <li>3. Perform and report groundwater level monitoring</li> <li>4. Move fencing in accordance with Exhibit H (Note 4) to provide for equestrians</li> <li>5. Posting of property against trespassing</li> <li>6. Posting of signs at truck scales and plant exit to limit truck traffic to the prescribed route</li> </ol>



PHASE I (Con't)

- |  |  |
|--|--|
| 9. Obtain permits to construct and operate from Air Pollution Control District   | 7. Document irrevocable offer to dedicate property for public use (see Section V, Comprehensive Rehabilitation Plan)   |
| 10. Dedication of additional right-of-way width for Dehesa Road and Sloan Canyon Road                                  | 8. Secure agreement acceptable to and approved by the Board of Supervisors with metropolitan water supplier (see page 86, SP75-01).  |
| 11. Grant Open Space Easements on Planning Area I  | 9. Enter into an agreement with the County placing an immediate lien upon the entire Groves project site, as described in Figure 1 of this plan. The conditions of such agreement being in compliance with all requirements of the plan relating to maintenance of the level of the joint lake (see page 88, SP75-01). |
| 12. Complete Parcel Map  | 10. Prepare riding and hiking trail plan (see page 57, SP75-01).   |
| 13. Perform and report groundwater level monitoring  |  |
| 14. Posting of property against trespassing  |  |
| 15. Posting of signs at truck scales and plant exit to limit truck traffic to prescribed route                         |  |
| 16. Document irrevocable offer to dedicate property for public use (see Section V, Comprehensive Rehabilitation Plan). |  |
| 17. Secure agreement acceptable to and approved by the Board of Supervisors  |  |

TABLE 4-1 (Con't)

PHASE I (Con't)	
<p>with metropolitan water supplier (see page 86, SP75-02).</p> <p>18. Enter into an agreement with the County placing an immediate lien upon the entire Conrock/Fenton project site, as described in Figure 1 of this plan, the conditions of such agreement being in compliance with all requirements of the plan relating to maintenance of the level of the joint lake (see page 88, SP75-02).</p> <p>19. Prepare riding and hiking trail plan (see page 58, SP75-02).</p>	
PHASE II	
<u>Conrock/Fenton</u>	<u>S. J. Groves &amp; Sons Company</u>
<p>1. Extract sand to bedrock as shown on Exhibits B &amp; G</p> <p>2. Progressively rehabilitate graded areas</p>	<p>1. Complete extraction of sand to 20' depth as shown on Exhibits A &amp; G</p> <p>2. Establish processing water desilting ponds</p>

TABLE 4-1 (Con't)

PHASE II (Con't)	
3. Construct and maintain Harbison Creek/ Sloan Canyon Road erosion protection device and desilting basin 4. Perform and report lake monitoring according to Lake Management Plan (See Appendix C) 5. Continue by-pass swale 6. Continue groundwater monitoring 7. Perform reconnaissance biological surveys in Planning Areas IA, IB, and IC (See page 96, SP75-02).	3. Commence lake monitoring according to Lake Management Plan (See Appendix C) 4. Rehabilitate graded areas 5. Continue groundwater monitoring 6. Relocate processing plant
PHASE III	
<u>Conrock/Fenton</u> 1. Extract sand to bedrock as shown on Exhibits B & G 2. Progressively rehabilitate graded areas 3. Construct and maintain Sweetwater River/ Sloan Canyon Road erosion protection device 4. Continue lake monitoring 5. Continue by-pass swale 6. Continue groundwater monitoring	<u>S. J. Groves &amp; Sons Company</u> 1. Extract sand between 20' and 40' depths (Exhibits A & G) 2. Continue lake monitoring 3. Continue groundwater monitoring

PHASE III (Con't)

7. Maintain Harbison Creek desilting basin and erosion protection device
8. Extend fencing around operating area

PHASE IV

Conrock/Fenton

1. Complete extraction of sand to bedrock as shown on Exhibits B & G (simultaneously creating desilting basin)
2. Progressively rehabilitate graded areas
3. Continue lake monitoring
4. Continue by-pass swale
5. Participate in preparation of updated Long-Term Plan
6. Continue groundwater monitoring
7. Maintain desilting basins
8. Extend fencing

S. J. Groves & Sons Company

1. Complete extraction of sand between 40' depth and bedrock
2. Continue lake monitoring
3. Participate in preparation of updated Long-Term Plan
4. Continue groundwater monitoring

## PHASE V

Conrock/Fenton

1. Excavate plug at common property line to complete formation of joint lake
2. Dismantle and remove processing plant and other facilities
3. Rehabilitate ex-plant site
4. Complete rehabilitation of graded areas
5. Continue lake monitoring. Stock fish after lake has "stabilized"
6. Continue groundwater monitoring
7. Maintain desilting basins and erosion protection devices

S. J. Groves & Sons Company

1. Dismantle and remove processing plant and other facilities
2. Rehabilitate ex-plant site and water reclamation area as shown on Exhibit B
3. Continue lake monitoring. Stock fish after lake has "stabilized"
4. Continue groundwater monitoring

TABLE 4-2  
METHODS OF OPERATION

1. EXCAVATION	
<p><u>Conrock/Fenton</u></p> <p><u>Phases I, II &amp; III</u></p> <p>A clamshell dredge mounted on a barge will be used to excavate the material. A continuous belt conveyor line will be used to transport the sand to the processing plant.</p> <p><u>Phase IV</u></p> <p>A power shovel will excavate the sand. The belt conveyor transport method will be continued.</p>	<p><u>S. J. Groves &amp; Sons Company</u></p> <p><u>Phase II</u></p> <p>A skiploader is used to excavate the material. Transport of the sand to the processing plant is by truck.</p> <p><u>Phases III &amp; IV</u></p> <p>A dragline dredge will excavate the material. Trucks and/or a continuous belt conveyor line will transport the sand on site.</p>
2. PROCESSING PLANT	
<p><u>All Phases</u></p> <p>The sand will be processed in an electrically powered, wet type plant.</p>	<p><u>All Phases</u></p> <p>The sand is and will continue to be processed in an electrically powered, wet type plant.</p>

## 3. DISTRIBUTION

Conrock/FentonAll Phases

Processed sand products will be loaded by skiploaders into dump trucks for delivery to customers. Weighing will be on platform truck scales. The Conrock/Fenton operation will be executed from a one story administration building to be located on the plant site. This building will be designed so that it could also serve as an administration building for a private recreation facility when extraction and processing operations are terminated. The building will be designed and constructed of slump stone or equivalent building material so as to be compatible with the rural nature of the area.

S. J. Groves & Sons CompanyAll Phases

Processed sand products are and will continue to be loaded by skiploaders into dump trucks for delivery to customers. Weighing is on platform truck scales. The Groves operation will be administered from the existing buildings.

4. REHABILITATION

Conrock/Fenton

All Phases

Before extraction of the raw material can take place, it will be necessary to remove the top soil, overburden and vegetation which occurs at the surface of the alluvial deposit. (This operation is commonly called "brushing"). The material resulting from "brushing" will be stockpiled outside of the ultimate lake area. Whenever possible, existing trees will be saved. Extraction to bedrock will then proceed. Additionally, the setback area will be graded to form a gently sloping lakeshore between the right of way and the water's edge. The previously stockpiled natural soil and vegetation will then be placed on the area being rehabilitated. Supplemental seeding will be accomplished where needed. Since the area to be brushed exceeds the area to be rehabilitated by a considerable ratio, varying with the width

S. J. Groves & Sons Company

All Phases

Rehabilitation by Groves will be in accordance with approved Grading Permit No. L7304 and Exhibits C, D and G.



## 4. REHABILITATION (Continued)

Conrock/Fenton

of the lake, the depth of topsoil and concentration of native plants capable of self-regeneration will be greater than now exists.

In the area between Dehesa Road and the edge of the lake, artificial irrigation will be provided for about 2 years to accelerate growth and achieve a desirable aesthetic effect early in the project. In the remaining areas to be rehabilitated, revegetation will be allowed to occur naturally after placement of the stockpiled soil and vegetation, so as to reestablish the native, self-sustaining flora of the streambed.

S. J. Groves & Sons Company

## 5. SCREENING

Phase I

Planting for the purpose of screening the Conrock/Fenton Plantsites will be as shown on Exhibits D & G and will take place immediately after the adoption of this Specific Plan as one of the first activities of Phase I. A permanent irrigation system is a feature of the screen planting.

Phase I

Screening by Groves will be in accordance with approved Grading Permit No. L7304 and Exhibits C, D & G.



## V. COMPREHENSIVE REHABILITATION PLAN

The Operational Plan, detailed in Section IV, and the regulations, conditions and programs established in Section VII of this Specific Plan are designed to ensure the Conrock/Fenton properties will be maintained and rehabilitated for private recreational purposes beyond the sand extraction phase.

In addition, the following regulations are established for both the Conrock/Fenton and Groves Specific Plans. These regulations go beyond normal public health and safety considerations to ensure optimal lake water quality and volume.

During Phase V, after completion of the excavation of the lake, should the lake water

level fall below elevation 458 feet above sea level (as measured on May 1 each year following the normal rainy season) for a period of two consecutive years, and should the legislative body find, therefore, the lake is not maintained in condition for healthful body contact and wildlife use purposes, the legislative body may by these regulations of the Specific Plan accept the irrevocable offer to dedicate portions of the property for public use. The irrevocable offer to dedicate these properties for public purposes shall apply on Planning Area II of the Conrock/Fenton properties and Planning Area II on the S. J. Groves and Sons site (refer to Figure 4 herein).



## VI. INTERIM LONG-TERM PLAN

This Specific Plan establishes, once excavation of the river sand is completed, the interim long-term use of these properties as a private recreational facility. The Plan provides for the joint preparation of an updated long-term plan at the end of Operational Phase III (see Table 4-1).

At the initiative of the property owners or the legislative body, an updated plan could be prepared at any time. The permittees will have the conditional right, however, to excavate and process river sand from these sites as granted by the Special Use Permits.



## VII. CONFORMANCE WITH AND IMPLEMENTATION OF THE COUNTY GENERAL PLAN

Currently, the San Diego County General Plan includes ten adopted elements. The methods by which the Conrock/Fenton Specific Plan conforms with and implements each of these individual elements is described in this section. The tabular format has been designed to first, provide a brief explanation of the basic intent or

objectives of each element and a general statement summarizing the conformance of the Specific Plan with that Element. Second, using those policies pertinent to the Conrock/Fenton project, details of the project's consistency with and commitments to implement each General Plan element are addressed.

### A. - Open Space Element

General goals of the Open Space Element are:

1. Promote the health and safety of San Diego County residents and visitors by regulating development of lands.
2. Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.

3. Conserve open spaces needed for recreation, educational and scientific activities.
4. Encourage and preserve those open space uses that distinguish and separate communities.

This element is not intended to restrict

or regulate privately owned land in any way except as necessary to facilitate the public health, safety and welfare.

Only a portion of the Conrock/Fenton property lies within an area specifically designated on the Open Space Element: a strip of land bordering the Sweetwater River through the site is

shown as "Floodplain". The remainder of the property is not designated into any open space category.

As shown below, the Conrock/Fenton project conforms with and aids in the implementation of the Open Space Element as well as Section 65451(e) of the Government Code.

#### OPEN SPACE ELEMENT

References	Regulations, Conditions and Programs
<p><u>Objectives of Floodplain Category</u></p> <ol style="list-style-type: none"> <li>1. Protect life and property by regulating uses in areas subject to flooding.</li> <li>2. Reduce the need for the construction of major flood control improvements.</li> </ol>	<p>Sand and gravel extraction within a floodplain, according to the Open Space Element, is an acceptable human function which does not unnecessarily endanger life and property.</p> <p>Major flood control improvements will not be necessary to allow the proposed extraction operations. Further, the excavation will significantly widen and deepen the river channel with the result that a 100-year flood would not inundate Dehesa Road, as is now the case. The excavation will also serve as a settling basin in the event of a large</p>



## OPEN SPACE ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Objectives of Floodplain Category (Con't)</u></p> <p>3. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, streams, rivers and ground water supplies.</p> <p>4. Encourage the conservation of the habitats of rare or unique plants and wildlife.</p> <p>5. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect water quality.</p>	<p>flood, thus preventing massive sedimentation problems on the downstream golf course.</p> <p>Specific measures to protect the quality of surface and subsurface waters are stipulated in the Conservation Element portion of this Specific Plan.</p> <p>A biological survey of Planning Areas II and III (areas where excavation will occur) and an evaluation of the existing biological resources indicates that no rare or unique plants or wildlife will be adversely impacted by the project.</p> <p>In order to conserve to the extent possible the stream bottom vegetation on the Conrock/Fenton property, a riparian habitat retention study (Appendix A) was completed. Exhibit B reflects the recommendations made in this study by leaving two major riparian areas in</p>

## OPEN SPACE ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p>6. Encourage the use of streams as local open spaces.</p>	<p>their natural state. These areas, located at the extreme upstream ends of Planning Area III on the Sweet-water River and Sequan Creek, contain much of the highest quality riparian habitat the site has to offer. Trees in these areas are more numerous, were less affected by the 1970 Laguna fire, and are not infested with mistletoe to the degree observed on other sections of the property. Appendix A also includes an inventory of trees on Planning Areas II and III, and indicates (by species) the number to remain on the site and the number to be removed by the excavation.</p> <p>The Phased Landscaping Plan (see Exhibit B) utilizes native vegetation to replace floral elements lost due to the project as well as to provide erosion control.</p> <p>Open space and flowage easements satisfactory to the Department of Land Use and Environmental Regulation, Department of Sanitation and Flood Control and County Counsel shall be granted to San Diego County to ensure</p>

## OPEN SPACE ELEMENT (Continued)

References	Regulations, Conditions and Programs
	both short-term and long-term availability of the subject property for erosion control purposes and to provide local stream bottom open space.
7. Encourage the conservation of construction quality sand resources in designated areas from significant incompatible development.	Refer to Conservation Element (Part J).
8. Minimize adverse environmental impact of noise and dust resulting from sand extraction.	Measures to minimize noise and dust impacts are stipulated under the Noise Element and Public Safety Element, Parts H and G.
9. Promote the use of floodways for recreation when appropriate.	As discussed in the Public Safety Element and Recreation Element, the recreational use of the floodway while sand excavation and processing operations are underway is not appropriate. However, the project does offer a significant long-term recreation potential after the operation phase.

## OPEN SPACE ELEMENT (Continued)

References	Regulations, Conditions and Programs
10. Encourage the use of open space to separate conflicting land uses whenever possible.	Because sand extraction and processing operations are not compatible with rural residential use of the land, a total of 530 acres in three parcels (comprising Planning Area I) have been acquired to separate Planning Areas II and III from the surrounding land. Open space easements on the 530 acres comprising Planning Area I shall be granted to the County of San Diego for a term to coincide with Special Use Permit P74-68W.

B. - Land Use Element

The Land Use Element designates the proposed general distribution, location and extent of various urban and suburban land uses in the unincorporated portions of the County. In addition, it identifies housing densities, building intensity standards and floodplain areas.

Planning Area I of the Conrock/Fenton pro-

perty is designated "Floodplain," "Rural Residential," and "Mountain Development" on the Land Use Element (see Figure 2).

Planning Areas II and III are designated "Floodplain" and "Rural Residential." The compatibility of the Conrock/Fenton project with these land use categories is discussed in the following table.

## LAND USE ELEMENT

References	Regulations, Conditions and Programs
<u>Floodplain</u> This designation is applied to land lying within the inundation limits of a fifty year flood. It is intended that such areas be retained in open, low intensity uses that would not sustain	<u>Planning Area I</u> As noted in the Open Space Element portion of this Specific Plan, an open space easement on the 530 acre three parcel area comprising Planning Area I shall be granted to the County for the life of the Conrock/Fenton project. That portion of Planning Area I

## LAND USE ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Floodplain (Continued)</u></p> <p>major damage in time of flood, nor impede the flow of water.</p>	<p><u>Planning Area I (Continued)</u></p> <p>designated Floodplain will thus remain unused through a term to coincide with Special Use Permit P74-68W.</p> <p><u>Planning Areas II and III</u></p> <p>That portion of the Conrock/Fenton property within Planning Areas II and III and designated Floodplain will be used for sand extraction operations. This is a low intensity use that is not susceptible to major flood damage and would not impede the flow of flood-level waters.</p>
<p><u>Rural Residential</u></p> <p>This land use category applies to areas suitable for a rural life style not requiring an urban level of governmental services. Lot sizes in these areas are based on existing patterns, with provisions for a more in-</p>	<p><u>Planning Area I</u></p> <p>As stated above, an open space easement shall be granted on Planning Area I. Thus, this area will not be re- quiring urban level governmental services.</p> <p><u>Planning Area II and III</u></p> <p>Within Planning Area II and III, the Conrock/Fenton</p>

## LAND USE ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Rural Residential (Continued)</u></p> <p>tensified use after 1990.</p> <p>Possible uses prior to 1990 include mineral extraction operations and any other uses not requiring an urban level of services.</p>	<p><u>Planning Areas II and III (Continued)</u></p> <p>project will consist of sand processing and distribution operations to support the extraction process, one existing single-family residence for use by the plant supervisor, landscaped areas and open space. None of these land uses will require an urban level of governmental services.</p>
<p><u>Mountain Development</u></p> <p>This designation is placed on land that generally has over 25 percent slopes, is covered with valuable timber, is highly susceptible to fire or erosion, and/or acts as an important watershed. Other than a single family home on an existing lot, it is not intended</p>	<p><u>Planning Area I</u></p> <p>The portion of the Conrock/Fenton property designated Mountain Development is currently undeveloped, except for one single-family residence in Planning Area IB (see Figure 3). The above-mentioned open space easement will ensure that this land remains in its current state for a term to coincide with Special Use Permit P74-68W.</p>

## LAND USE ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Mountain Development (Continued)</u></p> <p>that any development occur in such areas unless it could be shown that such development would cause an absolute minimum of adverse effects.</p>	<p><u>Planning Areas II and III</u></p> <p>No portion of Planning Areas II or III lie within the Mountain Development category.</p>
<p><u>Land Use Constraints</u></p> <p>A major land use constraint associated with the subject property is the steep topography that exists outside the immediate floodplain area.</p>	<p>Exhibit I is a slope analysis of the Conrock/Fenton property showing the portions of the site lying within various slope categories.</p>



### C. - Circulation Element

The Circulation Element of the General Plan "...depicts corridors for public mobility and access which are planned to meet the needs of the existing and anticipated population of San Diego County." It is the stated intent of this Element to "...preserve a corridor uninhabited by any permanent structure for future road right-of-way for each and every road shown on the Circulation Element."

Dehesa Road, passing east-west directly north of and adjacent to the Conrock/Fenton property, is classified on the Circulation Element as a Major Road. As shown on the accompanying table, this Specific Plan provides

numerous improvements to Dehesa Road as a part of the Conrock/Fenton and accompanying Groves projects. These improvements are in conformance with and in many cases serve to implement the Circulation Element criteria for a Major Road.

The Bicycle Network is addressed as a sub-element of the Circulation Element. It establishes a network of major inter-community corridors as a part of a region-wide system. Dehesa Road, as described above, is identified as a bicycle corridor. In accordance, this Specific Plan provides for implementation of the Bicycle Network adjacent to the subject property.

#### CIRCULATION ELEMENT

References	Regulations, Conditions and Programs
MAJOR ROADS provide for mobility	To implement the standards required of a Major Road, as

## CIRCULATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p>and adjacent access. They are spaced at intervals consistent with population density to accept travel from collector roads and significant traffic generators. They provide traffic service linking areas of the County and cities to the system of arterials and freeways. Major Road locations are determined either by the anticipated traffic volume or by the necessity to designate a continuous uniform thoroughfare system. They accommodate shorter trips at intermediate speeds and serve as feeders to arterials.</p>	<p>well as to allow the safe accommodation of project-generated truck traffic, several improvements to Dehesa Road have been provided, as shown on Exhibit H. These include:</p> <ol style="list-style-type: none"> <li>a. Dedicate to the County, without cost, sufficient additional right-of-way to provide a total of 102 feet of right-of-way width for Dehesa Road along the entire frontage of the subject property, and a total of 60 feet of right-of-way width for Sloan Canyon Road through the entire site.</li> <li>b. Sign a secured agreement to improve Dehesa Road to modified County standards to consist of the following: <ul style="list-style-type: none"> <li>● Forty feet of traveled way width from the entrance of subject processing plant westerly</li> </ul> </li> </ol>

## CIRCULATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p>Access, parking, and inter-sections are controlled as necessary. Planned corridor width is a minimum of 102 feet</p>	<p>to the entrance of the S. J. Groves plant.</p> <p>Note: S. J. Groves has signed a secured agreement with the County to provide a total of 40 feet of traveled way width on Dehesa Road from their plant entrance to a point 1,600 feet west of the S. J. Groves westerly property line.</p> <ul style="list-style-type: none"> <li>● Improve access from Dehesa Road into the property, to the satisfaction of the County Engineer, to include: acceleration and deceleration lanes, a left turn pocket for traffic entering the property from the east and an acceleration lane for traffic leaving the property and proceeding west.</li> </ul> <p>In addition to the improvements to Dehesa Road, Conrock/Fenton shall implement certain operational restrictions to reduce impacts due to delivery truck traffic:</p>

References	Regulations, Conditions and Programs
	<ul style="list-style-type: none"><li>a. Sand trucks traveling to and from the subject property shall be restricted to the following routes: Dehesa Road from the borrow pit site to Willow Glen Drive and then Willow Glen Drive to Jamacha Road.</li><li>b. Haul routes for trucks transporting excavated material to the plant site shall be confined within the limits of Planning Areas II and III and shall not use Dehesa Road or Sloan Canyon Road for that purpose.</li><li>c. Roadways affected by delivery truck traffic (see 'a' above) shall be posted by Conrock/Fenton and Groves to the approval of the County Traffic Engineer.</li><li>d. Restrictions limiting the times of arrival and departure of trucks shall be imposed. Permitted hours and days of operation shall be 7:00 a.m. to 5:00 p.m. each day Monday through Saturday.</li><li>e. The volume of truck traffic generated by the Conrock/Fenton and Groves projects will be limited to a rate of 150 round trips per day except in cases</li></ul>

## CIRCULATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p>Protection of Sloan Canyon Road</p>	<p>of emergencies to protect life and property or in response to requirements of governmental and quasi-governmental agencies beyond the control of the operators. Trucks which shall be counted toward the 150 daily total shall include dual axle trucks with a carrying capacity of 8 tons or more and all trucks with three or more axles. (Refer to page 71.)</p> <p>It should be noted here that excavation of the river alluvium to the extent proposed will significantly widen and deepen the river channel. As a result, following excavation, a 100-year flood would not inundate Dehesa Road as now is the case.</p> <p>Although Sloan Canyon Road is not specified on the County Circulation Element, it will nevertheless be necessary to maintain this route through all phases of the project as it serves as the only access to the residences in the Sloan Canyon area. The following shall be accomplished as part of this Specific Plan:</p>

References	Regulations, Conditions and Programs
<p><u>Bicycle Network</u></p> <p>The intent of this sub-element is to provide bikeway routes with uninterrupted connection, affording safe and convenient community-wide accessibility while preserving the natural environment to the greatest extent practical.</p>	<p>a. Sloan Canyon Road shall be protected from flood hazard to the satisfaction of the Department of Sanitation and Flood control. A hydrology and soil engineering study for the project (Appendix B) addresses, among several other items, methods of protection Sloan Canyon Road from flood-induced damage. These measures are fully implemented as indicated in the Operation Plan (Section IV of this Specific Plan).</p> <p>To implement this sub-element, Conrock/Fenton has made provisions along the entire frontage of Dehesa Road to accommodate bicycles, to the satisfaction of the County Engineer. Exhibits B &amp; H show the location and configuration of this route.</p>

## CIRCULATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p data-bbox="142 240 831 305"><u>Future Private and/or Public Streets and Roads</u></p> <p data-bbox="142 337 848 750">It is anticipated that the construction of private and/or public streets and roads within this Specific Plan area may be needed for the orderly development of the property adjacent to and in the vicinity of this Specific Plan.</p>	<p data-bbox="940 337 2022 945">The construction of any such streets and roads, together with sewer, water, gas, power, telephone and television lines and appurtenances thereto; shall be permitted under this Specific Plan, provided the development which such construction will facilitate is in conformance with the San Diego County General Plan and/or any community plan which may hereafter be adopted, and provided further that any such construction is in conformance with the applicable County ordinances and regulations.</p>





D. - Recreation Element

A primary goal of the Recreation Element is "To enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors." A further goal is "To provide a system of public parks and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments."

As discussed in Section VI, this Specific Plan establishes the interim long-term use of

the Conrock/Fenton and Groves properties as a private recreational facility once excavation of the sand resource is completed. At the end of Operational Phase III (see Table 4-1), an updated long-term plan will be prepared jointly by Conrock/Fenton and Groves. The updated plan will establish specific criteria for the private recreational development of the properties.

As discussed below, the Conrock/Fenton project will provide the potential for significantly assisting in the achievement of the goals of the General Plan's Recreation Element.

## RECREATION ELEMENT

Reference	Regulations, Conditions and Programs
<p><u>POLICY 3.</u> Recreational facilities and services provided by private agencies and commercial enterprises should be evaluated and taken into</p>	<p>The long-term planning for the subject property as a private recreational facility will enable the Integrated Planning Office and the Department of Parks and Recreation to consider this project in the formulation of their long-range strategies.</p>

RECREATION ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<p>account, to avoid duplication when planning for public recreational facilities. However, proper recreational facilities must still be provided for those for whom the non-public facilities are inappropriate or unavailable.</p>	
<p><u>POLICY 7.</u> Land for recreational uses should be acquired or reserved well in advance of need as much as possible, to insure that it will be available.</p>	<p>By establishing the long-term post-excavation use of the subject property as a private recreational facility, this Specific Plan serves to ensure that the land will be available for future recreational uses. In this regard, the two plant sites and several other areas around the lake will be retained and rehabilitated following the project to serve as recreational areas (see Exhibit B).</p>
<p><u>RECOMMENDATION</u> (Page IV-23, Recreation Element): Maximum utilization of reservoirs and other water bodies for recreational purposes should be</p>	<p>The combined Conrock/Fenton and Groves excavations will ultimately result in a 138 acre freshwater lake on the site. Provisions for a number of progressive rehabilitation measures have been made to assure that this lake</p>

## RECREATION ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
encouraged by all levels of government.	<p>will be a viable resource suitable for recreational purposes. The rehabilitation measures include the preparation, approval, implementation, and certification of detailed landscaping, screening and fencing plans. The approval and certification functions for these plans have been completed by the County Department of Land Use and Environmental Regulation. The Department of Sanitation and Flood Control has approved the breakaway portion of the fencing where it passes through the Sweetwater River floodway. Said plans are provided as Exhibits A, D, E &amp; F. In addition, Conrock/Fenton and Groves shall submit semi-annually the results of a lake monitoring program to the County and the Regional Water Quality Control Board. This monitoring program will follow the format described in the "Lake Management Plan" provided as Appendix C. The lake management function has been designed to provide a habitat for aquatic wildlife during the operational phase of the project. When the operational phase is completed, the lake will represent a non-polluted, viable body of water suitable for use as a private recreational facility and, where appropriate, continued use as a wildlife habitat.</p>

## RECREATION ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
Interim Recreational Uses	<p>As indicated in Section V (Comprehensive Rehabilitation Plan), the permittees are required to maintain a minimum lake water level elevation of 458 feet above sea level (see page 31). In addition to aquatic stability, the development and maintenance of a viable lake will require a stable shoreline. A number of erosion control measures, as listed in the Conservation Element and Public Safety Element, will be implemented to assure bank stability during and following excavation. These measures include setbacks from property lines and stabilization of graded slopes. It should be noted that, as discussed in the Seismic Safety Element, the excavated shoreline would not be stable in the event of an 0.1g seismic shock.</p> <p>Provision has been made for interim recreational uses of the subject property. Public safety constraints prevent any extensive public use of the site while the extraction and processing functions proceed. As discussed under the Circulation Element, provisions have been made for a bicycle route along the entire frontage</p>

## RECREATION ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
Interim Recreational Uses (Continued)	<p>of the subject property along Dehesa Road. In addition, interim provisions for equestrians and hikers, to the satisfaction of the County Engineer, have been made (Exhibits B &amp; H). An easement for the California Riding and Hiking Trail passes through a portion of Planning Areas III and IC (see Figure 3). This easement will remain undisturbed through the life of the Conrock/Fenton project.</p>
Post-Operational Phase	<p>The ultimate location of the Dehesa-Sloan Riding and Hiking Corridor, which will exist in the post-operational phase of the project, is shown on Exhibit B. Additionally, further trails could be planned along the lake and away from Dehesa Road depending on the specific nature of the private recreational use of the site, which is to be established following Operational Phase III as described previously.</p>

## RECREATION ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<p data-bbox="212 310 842 412"><u>Proposed Riding and Hiking Trails Element</u></p> <p data-bbox="212 435 863 915">The preparation of an element of the County General Plan to be entitled "Riding and Hiking Trails Element" has been authorized by the Board of Supervisors. While it may be separate from the Recreation Element, it will be closely coordinated with it.</p>	<p data-bbox="926 435 1990 1354">This Specific Plan recognizes the proposed Riding and Hiking Trails Element. Within one year following adoption of the Riding and Hiking Trails Element and the attendant Implementation Report, but not later than one year following cessation of mining operations, Conrock/Fenton and Groves are committed to dedicate the trails in the tentative location shown on Exhibit L. Conrack/Fenton and Groves will not be responsible for developing, maintaining, insuring or patrolling these trails or assuming any liability for the public use of the trails. Until the Riding and Hiking Trails Element has been adopted, arrangements have been made with the San Diego County Trails Council to provide an interim equestrian and hiking trail within the approximate corridor shown on Exhibit L.</p>

### E.- Seismic Safety Element

The basic intent of the Seismic Safety Element of the County's General Plan is to "minimize the loss of life and destruction of property in San Diego County by making planning recommendations giving consideration to seismic and geologic occurrences and their long range impact on the community". To accomplish this goal, a number of objectives have been set forth, and several policies and action programs were established to fulfill these stated objectives.

Basically, the policies and action programs

are aimed at distinguishing and delineating those areas of the County which are particularly susceptible to damage from seismic or other geologic phenomena, and establishing land use limitations to prevent inappropriate land uses in areas where seismic and geologic hazards are present.

It is concluded, for reasons discussed on the following table, that this Specific Plan conforms with and aids in implementing the Seismic Safety Element.

#### SEISMIC SAFETY ELEMENT

Reference	Regulations, Conditions and Programs
<p><u>POLICY 1.</u> The County will establish land utilization limitations consistent with existing and evolving seismic and geologic knowledge. Within designated areas where</p>	<p>While the Seismic Safety Element does not identify any specific hazards in the area of the Conrock/Fenton property, a full geologic report has been completed for the site. This report addresses the above-named hazards, and concludes that the proposed project is geologically</p>

## SEISMIC SAFETY ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<p>population densities or structures may be inappropriate to the seismic and geologic hazards present, measures shall be taken to prevent further expansion, modification or development of inappropriate land use when loss of life is a factor. Similar measures shall be taken to promote more compatible land uses for future development.</p>	<p>and seismically compatible with the subject property, thus fulfilling Policy 1.</p>
<p>In order to accomplish the goals of Policy 1, the County will establish a Regional Seismic Safety Committee (RSSC) to recommend criteria and minimum development standards to reduce the level of seismic risk. Additionally,</p>	



## SEISMIC SAFETY ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<p>County Ordinance 4260 will be amended to require specific geologic reports for hazardous areas. Hazards specifically mentioned in this element are: active faulting, slope instability and landsliding, liquefaction and tsunami.</p>	
<p><u>POLICY 2.</u> The County will utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from seismic and other geologic phenomena.</p>	<p>As stated above, no areas susceptible to damage from seismic or other geologic phenomena have been delineated at the subject property. Further, the sand extraction and processing functions are considered seismically and geologically compatible with the site. However, the floodplain area within Planning Areas II and III will contain certain seismic-related land use limitations in the post-operational phase. Specifically, the alluviated areas with a relatively shallow water table will be susceptible to liquefaction which would adversely affect any structures on these areas.</p>

## SEISMIC SAFETY ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
	<p>However, the FP (Flood Plain) overlay zone covers the liquefaction-potential areas. This zoning will effectively prevent any inappropriate land uses. One additional seismic-related factor in the post-operational phase must be addressed: the stability of the side banks of the lake under seismic loading. The stability of the side slopes was evaluated under a hypothesized 0.1g lateral seismic force, indicating a stable slope inclination of 2.5 (horizontal) to 1 (vertical). The side slopes of the lake will be at 2 to 1, but setback requirements around the lake will adequately permit sloughing to a stable 2.5 to 1 in the event of seismic loading (see Appendix B).</p>
<p><u>POLICY 3.</u> The County shall expand its data base in geology and related disciplines.</p>	<p>To aid in furthering this policy, copies of the geologic, soils, seismic and environmental impact studies completed for the Conrock/Fenton project have been submitted to the County.</p>

F. - Scenic Highway Element

The Scenic Highway Element's intent is to create a network of County scenic highway corridors within which scenic, historical, and recreational resources are protected and enhanced. A basic program toward achieving this goal is the establishment of a Scenic Highway System which will be the master plan for County and State highways scheduled for official scenic highway designation. The Scenic Highway System consists of existing officially-designated routes and first, second and third priority routes.

The roadways adjacent to the subject property, Dehesa Road and Sloan Canyon Road, are not designated as existing or priority corridors within the Scenic Highway System. The nearest scenic corridor is Highway 94, a third priority route lying approximately three miles south of the Conrock/Fenton property. Thus, the Conrock/Fenton project will not affect nor be affected by the objectives of the Scenic Highway Element.



### G. - Public Safety Element

The stated purpose of the Public Safety Element is to increase public safety by reducing the effects of various types of hazards. The specific safety hazards considered in the element are related to fire, geology (non-seismic), crime prevention and emergency services.

The element proposes numerous policy and program recommendations to enhance public

safety, not all of which are applicable to this Specific Plan. Those recommendations that are pertinent are addressed in the following table. As shown on this table, the Specific Plan is in conformance with, and in many instances implements, the goals of the Public Safety Element of the General Plan.

#### PUBLIC SAFETY ELEMENT

Reference	Regulations, Conditions and Programs
<u>Fire Hazards</u> <u>POLICY 1.</u> The County shall seek to reduce fire hazards to an acceptable level of risk.	The nature of the Conrock/Fenton project, a sand extraction, processing and distribution operation in a floodplain area, is such that the associated fire hazard is not high. To aid in further reducing any risk, there shall be no blasting, and no storage or use of explosives on the premises. In addition, open space easements

## PUBLIC SAFETY ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<u>Fire Hazards (Continued)</u>	for Planning Area I (the three buffer parcels) will be granted to the County for a term to coincide with the Special Use Permit. These parcels will provide an open space containment area separating the subject property from surrounding ownerships.
<u>Geologic Hazards</u>	The action programs to implement the geologic hazards section of this element are identified in the Seismic Safety and Conservation Elements of the General Plan. The conformance of this Specific Plan to these items is described therein.
<u>Crime Prevention</u>  <u>POLICY 2.</u> Encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use developments.	The primary crime-related factor associated with the Conrock/Fenton project is the unauthorized use of the land by off-road vehicles (ORVs). ORV operators have trespassed on the subject property for a number of years, with the result of not only high ambient noise levels during such periods of activity, but the partial

## PUBLIC SAFETY ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<u>Crime Prevention (Continued)</u>	<p data-bbox="919 362 1902 456">destruction of the floral and related faunal habitat resources accompanied by increased erosion.</p> <p data-bbox="919 521 1969 800">During the progressive sand extraction and site rehabilitation process, a major objective will be the control of ORV use of this property in all three Planning Areas. To achieve this objective, the operators have made provisions to:</p> <ol style="list-style-type: none"> <li data-bbox="919 870 1955 1474">a. Install a six-foot high chain link fence surrounding the plant site and the borrow pit areas as they are excavated, except for the fencing that shall be located within the floodway as determined by the Department of Sanitation and Flood Control. Fencing within said floodway shall be of a type having a six-inch minimum opening or breakaway sections satisfactory to the Department of Sanitation and Flood Control. This fencing shall be maintained at all times.</li> </ol>

## PUBLIC SAFETY ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<u>Crime Prevention (Continued)</u>	<ul style="list-style-type: none"> <li>b. Provide a full-time security agent to reside on the property to aid in preventing illegal entry.</li> <li>c. The entire Conrock/Fenton property (Planning Areas I, II and III) shall be posted against trespassing.</li> </ul>
<u>Other Public Safety Factors</u>  Although not specifically covered in the Public Safety Element, the industrial nature of the proposed project presents certain public safety hazards. These are "attractive nuisance" factors associated with the operational equipment and facilities and the lake which will eventually be created by the excavation. Additionally, traffic hazards	<p>To largely alleviate the public safety hazards just described, provisions have been made to implement the following:</p> <ul style="list-style-type: none"> <li>a. Fencing around the plant site and excavation areas (Exhibits D, E &amp; F), the provision of a full-time resident security agent, and the posting of the property, as discussed above, will eliminate many of the "attractive nuisance" hazards associated with the project.</li> <li>b. No non-operating equipment, vehicles, junk or</li> </ul>



## PUBLIC SAFETY ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<p><u>Other Public Safety Factors (Con't)</u></p> <p>associated with delivery trucks entering and leaving the property are a factor.</p>	<p>other refuse which might be an attractive nuisance shall be stored or allowed to exist on the premises.</p> <p>c. All landscaping and fencing shall be adequately maintained at all times.</p> <p>d. The premises to be graded, and all operations on said premises, shall be conducted so that there is no ponding or accumulation of surface waters that could constitute a health and/or safety hazard to persons or property, and so there is no ponding or accumulation of surface waters which, in the opinion of the County Health Officer, would or could provide a place for the development or harborage of insects or pests that could cause annoyance or constitute a nuisance to persons or property in the vicinity of such premises.</p>

## PUBLIC SAFETY ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
	<p>e. To ensure that no hazardous shoreline slopes will exist, the area between Dehesa Road, Sloan Canyon Road and the lake shall be excavated so that the grade meets the level of the lake and slopes upward at a slope not to exceed 6 to 1 (horizontal to vertical) to a point where it intersects a slope not exceeding 2 to 1 (horizontal to vertical) up to the level of said road (see Exhibit G).</p> <p>f. As mentioned under Fire Hazards, there shall be no blasting, and no storage or use of explosives on the premises.</p> <p>g. With regard to traffic hazards, a number of major improvements to Dehesa Road will be made as listed under the Circulation Element. Additionally, sand trucks traveling to and from the subject property shall be restricted to the following route: Dehesa Road from the borrow pit site to Willow Glen Drive and then Willow Glen Drive to Jamacha Road. This will eliminate truck traffic east from the plant site</p>

## PUBLIC SAFETY ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
	<p data-bbox="1010 248 1900 345">entrance past the elementary school and through the more developed areas of Harbison Canyon.</p> <p data-bbox="915 407 1883 695">h. Haul routes for trucks transporting excavated material to the plant site shall be confined within the limits of the subject property and shall not use Dehesa Road or Sloan Canyon Road for that purpose.</p> <p data-bbox="915 756 1938 1430">i. The volume of truck traffic generated by the Conrock/Fenton and Groves projects will be limited to a rate of 150 round trips per day except in cases of emergencies to protect life and property or in response to requirements of governmental and quasi-governmental agencies beyond the control of the operators. Trucks which shall be counted toward the 150 daily total shall include dual axle trucks with a carrying capacity of 8 tons or more and all trucks with three or more axles. (Refer to page 48).</p> <p data-bbox="915 1492 1955 1533">j. As stipulated under the Noise Element section, the</p>

Reference	Regulations, Conditions and Programs
<p><u>Air Pollution Control District (APCD) Rules and Regulations</u></p> <p>Rules 50, 51 and 52 regulate the discharge into the atmosphere of air contaminants.</p>	<p>hours and days of plant operation are restricted to the period 6:30 a.m. to 10:30 p.m. Monday through Saturday.</p> <p>A number of provisions have been made by Conrock/Fenton to avoid unacceptable air contamination by the operation:</p> <ul style="list-style-type: none"><li>a. All highway vehicle parking areas and the access road to the truck scales shall be paved and at all times be maintained and swept clean so as to prevent dust production to the satisfaction of the Air Pollution Control Officer. All other traffic and parking areas and service roads that are not paved shall be treated with a surfactant such as Coherax.</li><li>b. Wet sweeping of all adjacent roads shall be done to remove the accumulation of spilled material from the pavement.</li><li>c. Immediately prior to removal from the premises, all materials not already saturated with water shall be surface watered in a manner approved by the</li></ul>

## PUBLIC SAFETY ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<u>Air Pollution Control District</u> <u>(APCD) Rules and Regulations (Con't)</u>	<p data-bbox="1003 321 1703 354">County Air Pollution Control Officer.</p> <p data-bbox="909 415 1969 573">d. Plant equipment, except for mobile equipment, will be electrically powered. A "wet plant" type operation will be used.</p> <p data-bbox="909 643 1969 1312">e. All dust or other air pollution emissions at the screens, at material transfer points, or at any equipment during any phase of the operation shall be controlled by water sprays, or by such other or additional methods as may be required by said Air Pollution Control Officer to control any excessive dust or air pollutant production which, in the opinion of said Air Pollution Control Officer, may develop or has developed. All material handled shall contain sufficient moisture to prevent dust generation in excess of that allowed by Rule 50.</p> <p data-bbox="909 1373 1969 1531">f. All air contaminants emissions from any equipment used in this operation will comply with the limits prescribed in the San Diego County Air Pollution</p>

Reference	Regulations, Conditions and Programs
<u>Air Pollution Control District (APCD) Rules and Regulations (Con't)</u>	<p>Control District Rules and Regulations, including requirements for Permits to Construct and/or Operate, if deemed necessary by the Air Pollution Control Officer.</p> <p>g. A supply of water, approved as adequate by the Air Pollution Control Officer, shall be provided on the premises to effectuate the necessary dust and air pollution requirements.</p>
<u>Dams and Dam Failures</u>  Dam owners are presently required by the State Office of Emergency Services to prepare dam failure inundation maps for use in land-use planning. As these maps are prepared, the Public Safety Element may be amended to recognize any related hazards.	<p>A study entitled "Inundation Map of Lake Loveland Dam" was completed by Leeds, Hill &amp; Jewett, Inc. on Sept. 17, 1974. This map shows that virtually all of the flood plain area on the subject property is subject to inundation should Loveland Dam fail. While the potential for such inundation is considered relatively insignificant as related to a sand operation, post-operational lands uses should recognize this hazard. In addition, it should be noted that the completed excavation will provide a water storage capacity which would reduce the extent of on-site and downstream inundation.</p>

### H. - Noise Element

The basic objective of the Noise Element of the County's General Plan is to "establish a coordinated set of policies and noise standards for the reduction of irritating and harmful effects of noise to people within the County of San Diego through effective planning, and if necessary, regulation". Policies established to achieve these objectives include basic governmental programs, noise source control, noise transmission path controls, and receiver site standards and controls. Of these,

noise source and noise transmission path controls apply to the Conrock/Fenton project.

In order to assess the project's conformance to the Noise Element, a comprehensive acoustical analysis of the combined sand excavation and processing operations was undertaken (Appendix D). This analysis, as discussed in the accompanying table, demonstrates that the Conrock/Fenton project does not conflict with the intent of the Noise Element of the General Plan.

#### NOISE ELEMENT

Reference	Regulations, Conditions and Programs
<u>POLICY 4b.</u> Action Program 4b4 requires that sponsors of new non-residential development demonstrate to the County that the proposed	Preexisting noise levels in the area surrounding the subject property are below CNEL 55. Thus, noise levels greater than CNEL 55 generated by the Conrock/Fenton operation would be "normally unacceptable," while

## NOISE ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<p>development would not create noise levels which would be rated "normally unacceptable" or "unacceptable" at the building sites of any existing or approved adjacent residential development based on the development standards contained in Policy 4b. (Note: these development standards are listed in Appendix D).</p>	<p>levels greater than CNEL 75 would be "unacceptable."</p> <p>The Noise Study concludes that project-generated unacceptable or normally unacceptable noise levels will not affect any existing or approved residence or school provided specific noise control measures are implemented. Thus, the following measures have been incorporated into the operation of the Conrock/Fenton project.</p> <ul style="list-style-type: none"> <li>a. To control noise from the processing plant operation, acoustical cloth will be utilized.</li> <li>b. Significant noise generating equipment operating on the site (D-8 caterpillar tractor, drag shovel, skip loader) shall be fitted with the most efficient mufflers available.</li> <li>c. Using the "limit of approach" criteria set forth in Appendix D, excavation equipment shall not be operated within critical distances of the Dehesa School, the private residences near the southernmost extent of the property (Planning Area</li> </ul>



## NOISE ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
	<p>III), nor any other existing or approved residence.</p> <p>d. Any operations which may generate normally unacceptable noise levels near the Dehesa School shall be conducted when classes are not in session, either after school hours or during school vacations.</p> <p>e. All truck operations, including the arrival and departure of trucks and other vehicular equipment, shall be limited to the period between 7:00 a.m. and 5:00 p.m. each day Monday through Saturday. The warming up of trucks parked on-site overnight shall not begin before 6:30 a.m. The operation of the sand plant shall be limited in accordance with the schedule shown on the following page.</p>

## NOISE ELEMENT (Continued)

## Permitted Operation Periods

	Equipment Description	Operation		
		Excavation	Processing	Distribution
Days of Operation		Mon-Sat	Mon-Sat	Mon-Sat
Hours of Operation		7:00A-7:00P	6:30A-10:30P	7:00A-5:00P
Maintenance		Anytime	Anytime	Anytime
	Shovel	X		
	Dragline	X		
	Dredge	X		
	Dozer	X		
	Skiploader	X		X
	Grader	X		X
	Water Truck	X		X
	Lube Equipment	X	X	
	Air Compressor		X	
	Maint. Equipment	X	X	X
	Belt Conveyors	X	X	X
	Feeders	X		
	Hoppers	X		
	Bunkers			X
	Processing Plant		X	
	Water Pumps		X	
	Sprinklers			X
	Spray Racks			X
	Truck Scales			X
	Dump Trucks			X
	Scale House			X
	Business Office	X	X	X

## NOISE ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
Truck Traffic Noise	In order to avoid adverse traffic noise levels in the area of Dehesa School and the developed areas of Harbison Canyon, Conrock/Fenton has made provisions to restrict sand trucks traveling to and from the subject property to the following route: Dehesa Road from the borrow pit site to Willow Glen Drive, and then Willow Glen Drive to Jamacha Road.
<u>County Noise Ordinance</u> Section 36.404 sets forth standards for fixed and non-stationary sources.	As discussed in Appendix D, the Noise Element standards are stricter than the Noise Ordinance criteria for the subject property. Thus, in conforming to the Noise Element, conformance to the County Code is achieved.



## I. - Housing Element

The Housing Element establishes two primary goals for housing in San Diego County. These goals suggest the overall direction toward which residential development, both present and

future, should strive. The Conrock/Fenton project, being an industrial operation and proposing no new housing facilities, does not conflict with any portion of the Housing Element.



### J.- Conservation Element

The purpose of the Conservation Element is to identify and describe the natural resources of San Diego County and prepare policies and action programs to conserve these resources. California State Law (Government Code Section 65302(d)) defines specifically the natural resources to be addressed in the Conservation Element. Those resources significant to San Diego County are water, vegetation and wildlife habitat, minerals, soil, an astronomical dark sky, and cultural sites. The Conservation Element, thus, addresses each of these resource groups, and presents a series of Findings and related Policies and Action Programs.

The following table compares the Conrock/Fenton project with those Policies which are relevant and applicable, and shows the project commitments which conform with and aid in implementing these portions of the Conservation Element.

Also set forth in the accompanying table are those regulations, conditions and programs regarding the standards stipulated in Section 65451(c,d) of the Government Code. These standards relate primarily to water supply, sewage disposal, and the conservation, development, and utilization of natural resources.

#### CONSERVATION ELEMENT

References	Regulations, Conditions and Programs
<u>General Conservation</u>	
<u>POLICY 1.</u> The San Diego County	Among the specific resource conservation areas

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<u>General Conservation (Continued)</u>	
<p>General Plan will include provisions for the conservation of natural resources.</p>	<p>stipulated in the Conservation Element are "construction quality sand areas". Geologic studies, which included numerous test borings and particle gradation tests, indicate that over 10 million cubic yards of high quality construction sand exist on the subject property.</p>
<u>Water Supply</u>	
<p><u>POLICY 5.</u> Manage groundwater resources in areas where imported water is not available. The management objectives include, among others:</p>	<p>A hydrologic and soil study of the subject property and adjacent areas has been completed, and is included as Appendix B. The study provides an evaluation of groundwater quality and quantity, aquifer characteristics, a water budget, and an estimate of the project's affect on the groundwater regime. The study concludes that groundwater quality would not be adversely affected by the proposed project operations or the creation of a lake. In this respect, the San Diego Water Quality Control Board has approved the proposed operation</p>
<ul style="list-style-type: none"> <li>● Cumulative groundwater extraction will not significantly adversely affect flora, fauna, springs, streams, or nearby water</li> </ul>	



## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Water Supply (Continued)</u></p> <p>rights of others;</p> <ul style="list-style-type: none"> <li>● Groundwater quality will not be significantly degraded by surface or subsurface discharge of wastewater.</li> </ul>	<p>through the issuance of Waste Discharge Requirements (Appendix E).</p> <p>Included in Appendix B is a groundwater hydrology study completed to determine that sufficient water is available to fill and maintain the lake at a reasonable level. Pertinent portions of this study are summarized below:</p> <ol style="list-style-type: none"> <li>In a comparison of groundwater volume on-site and final lake volume, it was found that the average annual deficit of water for the 15 year excavation period would be 109 acre-feet; a total of 1,639 acre-feet. However, a wet period of years during the project may satisfy this need entirely, so that a full lake would be achieved.</li> <li>To evaluate the post-project maintenance of the lake elevation, a water budget considering all inflows and outflows was developed. This water budget indicates that an average annual excess of 681 acre-feet of water would occur.</li> </ol>

References	Regulations, Conditions and Programs
<u>Water Supply (Continued)</u>	<p data-bbox="894 215 1997 565">c. If a lake had existed at the site from 1915 to 1973, a minimum lake level of about elevation 455 would have occurred during the three-year period from 1962 through 1964. However, for 44 years out of the 59-year period (1915-1973), a lake level above elevation 460 would have been naturally maintained.</p> <p data-bbox="894 621 2011 841">To ensure proper groundwater management and maintenance of the lake level, the following program has been established and will be implemented by Conrock/Fenton and Groves:</p> <p data-bbox="894 898 2011 1190">a. An agreement, acceptable to and approved by the Board of Supervisors, with a metropolitan water supplier will be entered into to supply supplemental water to Conrock/Fenton and Groves to maintain a minimum lake level of 458 feet above mean sea level.</p> <p data-bbox="894 1279 1997 1511">b. The system of piezometers set up for earlier pumping tests will be augmented by additional piezometers installed along the western edge of the lake as shown on Figure 5 in Appendix B. These will be maintained</p>

Reference	Regulations, Conditions and Programs
<u>Water Supply (Continued)</u>	<p>to monitor the position and fluctuations of the groundwater surface.</p> <p>c. By periodically monitoring several piezometers at key locations in the area, data will be derived to permit management of groundwater conditions to avoid any unnatural decline in the water table at Singing Hills or other nearby properties. In addition, precise knowledge of groundwater conditions will allow maintenance of the water level at an elevation ranging between 458 and 465 feet above mean sea level. This is a key factor in the management of the lake and its aquatic biota.</p> <p>d. Groundwater monitoring will be set up on a regular basis, and the interval between readings will not exceed one month. Conrock/Fenton and Groves shall submit semi-annually the results of the groundwater monitoring program for review by the County Department of Sanitation and Flood Control.</p>

## CONSERVATION ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<u>Water Supply (Continued)</u>	<p>e. If monitoring of piezometers indicates a loss of groundwater is occurring, it shall be corrected by scarifying the downstream face of the pit. In the event that scarifying the pit slope does not satisfactorily improve the downstream groundwater supply, the operators shall drill water wells upstream of the sand pit and transfer water past the quarry to the downstream aquifer at no cost to the downstream property owners. Alternately, water of equivalent quality will be provided by pumping from the lake.</p> <p>f. In order to secure and insure performance of the lake level maintenance requirements of this plan, enter into an agreement with the County under which an immediate lien would be placed upon the entire Conrock/Fenton project site, as described in Figure 1 of this plan, the conditions of such agreement being in compliance with all the requirements of the plan relating to maintenance of the level of the joint lake.</p>

Reference	Regulations, Conditions and Programs
<p data-bbox="176 235 634 272"><u>Water Supply (Continued)</u></p> <p data-bbox="176 297 709 334">On and Off-site Water Supply</p>	<p data-bbox="858 300 2018 524">The supply of drinking water to the excavation and processing operation will be provided from on-site wells. Facilities to produce a potable water supply have been approved by the County Health Officer.</p> <p data-bbox="858 586 2034 1323">As the subject property lies between two municipal water storage facilities, Loveland and Sweetwater Reservoirs, it is important that the project does not interfere with the occassional transfer of water from Loveland to Sweetwater. Therefore, a grass-lined bypass channel will be constructed to allow the unimpeded transfer of water from Loveland Reservoir to downstream users (Exhibit A). During water transfer, inspection and monitoring of the bypass flow by regulating agencies will be permitted. Flood control aspects of said channel have been approved by the Directors of the Departments of Sanitation and Flood Control and Transportation and the Environmental Analysis Division.</p>

References	Regulations, Conditions and Programs
<p><u>Wastewater Disposal</u></p> <p><u>POLICY 7.</u> Wastewater discharges shall not adversely affect the beneficial uses of receiving waters.</p>	<p>Conrock/Fenton will provide on the subject property proper sanitary facilities including toilet, handwashing, and sewage disposal facilities, for employees working on the premises. These facilities shall be installed in conformance with laws applicable thereto, and be approved by the Health Officer of the County of San Diego. No plumbing of other installation will be made that could cause pollution of the potable water supply due to an open or potential crossconnection or due to back syphonage.</p> <p>The California Regional Water Quality Control Board, San Diego Region, has issued Waste Discharge Requirements for the Conrock/Fenton project permitting the proposed excavation and processing operation to proceed as proposed (see Appendix E).</p> <p>A key element in the maintenance of water quality is the effect that the deposition of silt from the sand processing operation would have on downstream waters and properties. Approximately one million cubic yards of unmarketable silt and fine sand will result from the Conrock/Fenton operation. Plans for disposal of this waste material have</p>

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Wastewater Disposal (Continued)</u></p>	<p>been formulated with the cooperation of and approval by the Water Quality Control Board. Briefly, the fines will be placed at the bottom of the westerly end of the Conrock/Fenton portion of the lake at a depth of approximately 15 feet below the minimum water surface elevation. A minimum water depth of at least 15 feet will be maintained over the fines.</p>
<p><u>Drainage and Flood Control</u></p> <p><u>POLICY 13.</u> Non-structural flood protection methods will be used whenever practical for the conservation of floodplains.</p>	<p>Provisions have been made for non-structural flood protection of project elements. Critical portions of the project plant site (office building, truck scales, scale room, etc.) will be elevated on fill above the level of the 100-year flood. Other facilities on the site (such as the sand processing plant) will be engineered through design of their foundations to withstand the force of a 100-year flood.</p> <p>No facilities or equipment on the site shall be located so that they may cause the natural watercourse to be obstructed, diverted or otherwise altered to adversely affect the adjacent ownerships. All proposed changes to the existing</p>

Reference	Regulations, Conditions and Programs
<p><u>Drainage and Flood Control (Con't)</u></p> <p><u>POLICY 14.</u> Where non-structural flood protection methods are not practical because of the value of previous urban development, concrete-lined channels will be used only if all structural methods are impractical.</p> <p><u>POLICY 15.</u> The County will prevent filling or construction in the floodways.</p>	<p>drainageway will be approved by the Department of Sanitation and Flood Control through the Grading Permit procedure.</p> <p>Because nonstructural flood protection of the existing high value downstream golf course is not practical, structural methods as described in Appendix O shall be used. The structures shall consist of low earthen dikes constructed of materials indigenous to the stream bed; no concrete-lined channels shall be used. Implementation of the erosion control plan shall be in accordance to the conditions of a Watercourse Permit as defined by County Ordinance No. 3172. This Permit shall be obtained and construction accomplished jointly by Conrock/Fenton and Groves during Phase I of the operations as defined in Section IV of SP75-01 and SP75-02.</p> <p>Floodway uses such as sand extraction are listed in the Conservation Element as exceptions to this Policy.</p>



Reference	Regulations, Conditions and Programs
<p>SECTION 1600-1603 of the STATE FISH AND GAME CODE requires the approval of the Fish and Game Department when major stream modifications are planned.</p> <p><u>Water Bodies and Wetlands</u></p> <p>The Policies and Action Programs indicated for the conservation of water bodies and wetlands are aimed at the protection and enhancement of lagoons, estuaries, tidal marshes and sloughs. While not specifically mentioned, it is an obvious intent of the element that inland water bodies be maintained for recreational and/or wildlife use.</p>	<p>Conrock/Fenton has notified and received approval of the proposed project from the California Department of Fish and Game (see Appendix G.)</p> <p>The creation and maintenance of a non-polluted, viable lake will be of prime importance during and following the excavation phase of the Conrock/Fenton operation. In this regard, a number of measures shall be taken to assure adequate quantity and quality of water in the lake <u>during</u> the excavation operation as stipulated above under "water supply". Additionally, as indicated in the Recreation Element, a number of measures shall be taken to assure that the lake is a viable resource suitable for recreation purposes <u>after</u> excavation.</p>

Reference	Regulations, Conditions and Programs
<u>Water Bodies and Wetlands (Con't)</u>	<p data-bbox="888 277 1835 440">As stipulated below and in Appendix B, a number of items will be implemented to ensure the continued biological and physical viability of the lake.</p> <p data-bbox="888 500 1974 1040">a. To create an acceptable shoreline along the lake, the area between Dehesa Road, Sloan Canyon Road and the lake shall be excavated so that the grade meets the level of the lake and slopes upward at a slope not to exceed 6 to 1 (horizontal to vertical) to a point where it intersects a slope not exceeding 2 to 1 (horizontal to vertical) up to the level of said road. Cross-sections reflecting this grading are provided as Exhibit G.</p> <p data-bbox="888 1105 1953 1268">b. To ensure stable slopes beneath the water level in the lake, no slope shall be established having a grade steeper than one foot rise in every two feet.</p> <p data-bbox="888 1333 1959 1430">c. To prevent excessive erosion, an energy dissipating arrangement of large rocks or an equivalent erosion</p>

## CONSERVATION ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<u>Water Bodies and Wetlands (Con't)</u>	<p>protection device shall be placed upstream of the proposed lake (see Appendix B).</p> <p>d. At the end of Phase I, as noted in Exhibit A, Conrock/Fenton and Groves shall submit the data from lake monitoring and all subsequent modifications to the Lake Management Plan for review by the Environmental Analysis Division, the Regional Water Quality Control Board and other interested governmental agencies. Said monitoring program shall be as described in the Lake Management Plan provided as Appendix C.</p>
<u>Wildlife Habitat</u>  <u>POLICY 1.</u> The County will act to conserve and enhance vegetation,	<p>Vegetative and wildlife resources existing on Planning Areas II and III of the subject property</p>

## CONSERVATION ELEMENT (Continued)

Reference	Regulations, Conditions and Programs
<p><u>Wildlife Habitat (Continued)</u></p> <p>wildlife, and fisheries resources.</p>	<p>have been inventoried by a "qualified biologist" as defined in the proposed County Biology Survey Guidelines. The survey report has been reviewed and accepted by the County Office of Environmental Analysis.</p> <p>The 530 acres comprising Planning Area I shall be subjected to a reconnaissance biological survey by a qualified biologist in accordance with the following timetable:</p> <ul style="list-style-type: none"> <li>a. Planning Areas IA and IB prior to the first annual review of the grading permit.</li> <li>b. Planning Area IC prior to the third annual review of the grading permit.</li> </ul> <p>The primary project impact on biological resources will</p>

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<u>Wildlife Habitat (Continued)</u>	<p>be the loss of riparian vegetation and associated habitat. To minimize the loss of this resource, a tree inventory and riparian habitat retention study (Appendix A) was completed. Figure 1 in Appendix A reflects the recommendations made in this study by leaving two major areas in their natural state. These areas, located at the extreme upstream areas of Planning Area III on the Sweetwater River and Sequan Creek, contain much of the highest quality riparian habitat the site has to offer. Trees in these areas are more numerous, were less affected by the 1970 Laguna fire, and are not infested with mistletoe to the degree observed on other sections of the property.</p> <p>Impacts on the biological resources within Planning Area I will be avoided through the life of the project by the granting of open space easements on these areas</p>

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<u>Wildlife Habitat (Continued)</u>	
<p><u>POLICY 5.</u> San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for private and public projects.</p>	<p>to the County. These areas will remain in their existing condition, with posting and patrolling implemented to aid in preventing unauthorized use of the land.</p> <p>A complete Phased Landscaping Plan (Exhibit B), including trees, shrubs, and ground cover that shall be installed along the northerly boundary of the property lying southerly of Dehesa Road, around the plant site, adjacent to the intersection of Dehesa Road with Sloan Canyon Road, and along all excavated slopes, has been approved by the Acting Director, Department of Land Use and Environmental Regulation. This plan utilizes native plant species to the greatest extent possible with the goal of resettlement of the area by displaced native faunal species. The end result should be an overall improvement in the quality of the vegetation in the floodplain.</p>

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<u>Wildlife Habitat (Continued)</u>	
<p><u>POLICY 14.</u> Sand mining rehabilitation plans shall specifically address the enhancement of vegetation and wildlife.</p>	<p>A wildlife habitat area has been designated at the upstream end of the lake as shown on the Phased Landscaping Plan (Exhibit B).</p>
<p><u>POLICY 17.</u> No use or development subject to CEQA shall be permitted which could have a significant adverse environmental impact upon any species of plant or animal identified as rare, endangered or threatened by the State of California or the United States Department of Interior, unless there are significant overriding concerns, pursuant to Section 15088 of the guidelines for the implementation of CEQA.</p>	<p>A full biological survey of Planning Areas II and III, completed by a qualified biologist and approved by the County, indicates that no rare, endangered or threatened floral or faunal species will adversely be affected by the proposed project.</p>

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Habitat Modification</u></p> <p><u>POLICY 9.</u> When adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their design to protect existing habitat. Riparian habitat is recognized in the Conservation Element as a particularly significant vegetative and wildlife habitat resource.</p> <p><u>Action Program 10.1</u> Initiate a program to establish off-road vehicle (ORV) control zones where the use of ORVs is limited or eliminated from sensitive vegetation and wildlife habitats.</p>	<p>A complete inventory of trees on Planning Areas II and III of the subject property was completed for the Conrock/Fenton project. This study, as discussed in Appendix A, suggested methods of maximizing the retention of riparian trees and related habitat with the result that the overall percentage of trees to be retained rose from 37% to 51%. The number of trees to be lost will more than be replaced by landscaping as stipulated with rapidly growing native trees as noted in the Phased Landscaping Plan (Exhibit B).</p> <p>As stipulated previously, this Specific Plan includes several measures to significantly limit the use of the property by ORVs.</p>



## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Minerals</u></p> <p><u>POLICY 1.</u> Within its authority, the County will use those management programs which conserve construction quality sand resources in the entire County to serve present and future demands.</p> <p><u>POLICY 2.</u> The County will regulate sand extraction activities to minimize hazards and conflicts with other land uses as well as to preserve and enhance the appearance of the area.</p> <p><u>POLICY 3.</u> The County will manage construction quality sand resources by initiating a program to:</p>	<p>Engineering studies have shown that the Conrock/Fenton property contains a very significant and suitably located construction quality sand resource.</p> <p>The appropriate County agencies have followed the progress of the Conrock/Fenton and Groves Sweetwater projects and have taken them into consideration in formulation of resource conservation strategies.</p> <p>This Specific Plan and the regulations, programs and conditions herein stated will aid in the County's regulation and review of the Conrock/Fenton extraction operations.</p>

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<u>Minerals (Continued)</u>	
<p>Stage One - Amend the County General Plan - 1990, Land Use Element, by designating resource conservation areas for the extraction of construction quality sand.</p>	<p>The Conservation Element (Finding 16) lists three areas in the Metropolitan market area for preliminary consideration as resource conservation areas. The subject property is not identified on this list because a conditional Special Use Permit (SUP) for the project had already been granted when the Conservation Element was drafted. Thus, it was felt inappropriate to attempt to manage the project through this Policy. Regulatory control over the project to satisfy the objectives of this section of the Conservation Element is provided by this Specific Plan.</p>
<p>Stage Two - Adopt a Specific Plan for each resource conservation area.</p>	
<p>Stage Three - Use Special Use Permits to implement each Specific Plan.</p>	

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Minerals (Continued)</u></p> <p><u>POLICY 5.</u> Special Use Permit conditions of approval will provide for optimum utilization of on-site sand resources, long-term permits, site rehabilitation and reuse, and minimal environmental disruption.</p>	<p>The following information contained in the Conrock/Fenton SUP (P74-68W) applies to the implementation of Policy 5.</p> <ul style="list-style-type: none"> <li>a. The project plot plan shall show the excavation to "bedrock". Appendix B provides technical data validating excavation to this depth.</li> <li>b. Said SUP was granted for a period of fifteen years, commencing January 27, 1975.</li> <li>c. Site rehabilitation is covered in the SUP condition shown above under Stage Two of Policy 3.</li> <li>d. Several measures to alleviate significant environmental disruption are included in the SUP conditions.</li> <li>e. All pertinent conditions of the SUP have been incorporated into this Specific Plan.</li> </ul>

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<u>Other Minerals</u>	
<p><u>POLICY 8.</u> The County will, to the extent practical, protect and preserve mineral deposits and historic mining sites available for necessary commercial extraction, and for scientific, educational and recreational uses.</p>	<p>No metallic or non-metallic mineral deposits or historical mining sites, as defined in the Conservation Element, are known to exist on or in the vicinity of the subject property. Thus, this Specific Plan will not conflict with the protection or preservation of such features.</p>
<u>Unique Geologic Features</u>	
<p><u>POLICY 9.</u> The County will, to the extent practical, protect and preserve unique geological features from destruction, damage or loss.</p>	<p>No unique geologic features, as defined in the Conservation Element, are known on or in the vicinity of the subject property.</p>
<u>Soil/Erosion Control and Hillside Protection and Management</u>	
<p><u>POLICY 5.</u> The County will seek to</p>	<p>In this regard, the 530 acres comprising Planning Area I</p>

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Soil/Erosion Control and Hillside Protection and Management (Con't)</u></p> <p>preserve natural terrain features through the adoption of appropriate guidelines and regulations.</p> <p><u>POLICY 8.</u> To prevent erosion and slippage in man-made slopes, approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.</p> <p><u>POLICY 10.</u> Action Programs 10.1 and 10.4 are aimed at the control of off-road vehicles on environmentally sensitive land.</p> <p>The Conservation Element points</p>	<p>around the Conrock/Fenton property will remain open space through the life of the project, thus preserving the existing natural terrain features of that area.</p> <p>The Phased Landscaping Plan for the project (Exhibit B) includes the planting of slopes and other graded surfaces with native trees, bushes and grasses.</p> <p>As discussed under the Public Safety Element, Several features will be implemented by Conrock/Fenton to aid in carrying out these action programs. These include the installation of fencing, provision of a full-time resident security agent, and posting the property against trespassing.</p> <p>In this regard, Conrock/Fenton will, upon adoption of this</p>



## CONSERVATION ELEMENT (Continued)

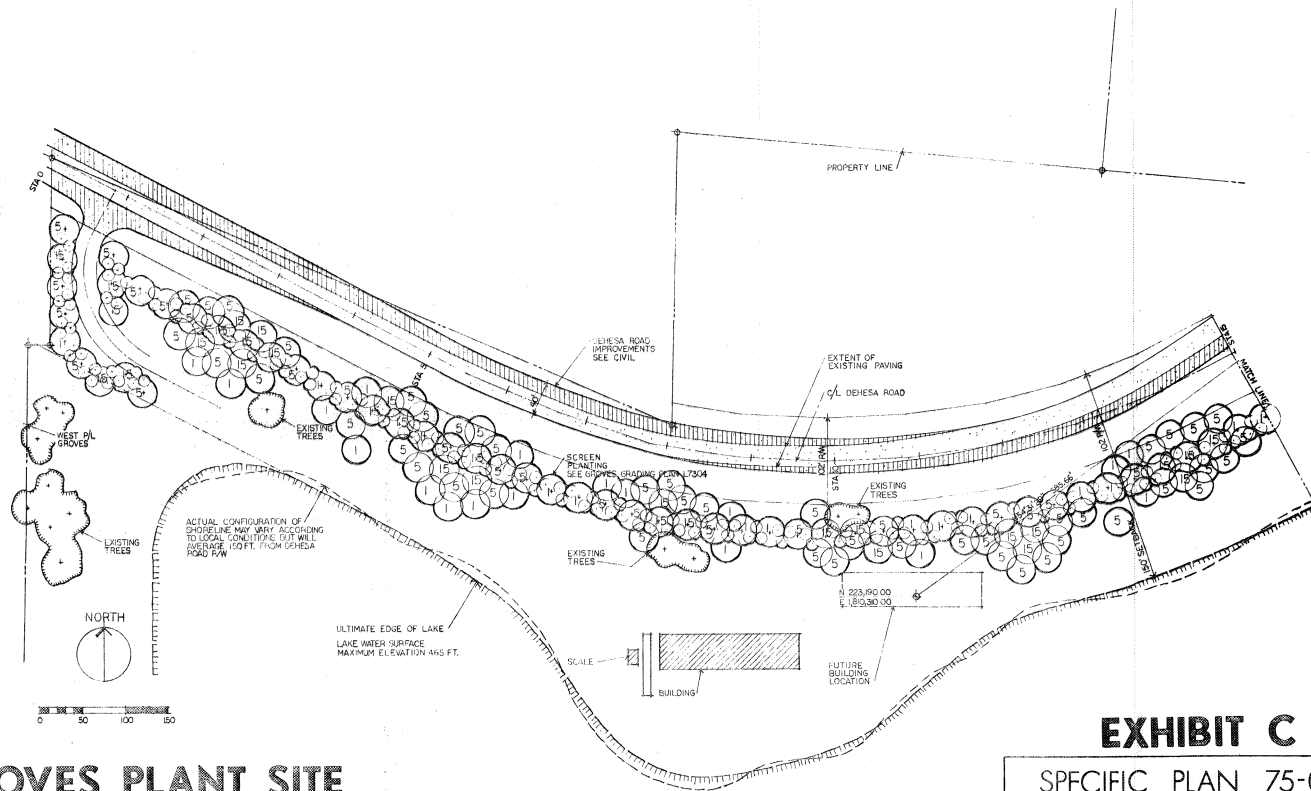
References	Regulations, Conditions and Programs
<u>Soil/Erosion Control and Hillside Protection and Management (Con't)</u>	<p>protection measures easterly and westerly of the subject site as indicated on Exhibit A and detailed in Appendix B.</p> <p>d. Provide an energy dissipating arrangement of large rocks, or an equivalent erosion prevention device, to prevent erosion upstream of the proposed lake.</p> <p>The above four provisions are to the satisfaction of the Department of Sanitation and Flood Control.</p>
<u>Astronomical Dark Sky</u>  <u>POLICY 1.</u> The County of San Diego will act to minimize the impact of development on the useful life of the observatories.	<p>The Conrock/Fenton project is by nature a daytime operation with only minor activities taking place at night. Only extremely minor amounts of light will be generated on the site during the night and lights that are used will be directed toward the ground. Thus, no adverse impact on an astronomical dark sky will result.</p>

## CONSERVATION ELEMENT (Continued)

References	Regulations, Conditions and Programs
<p><u>Cultural Sites</u></p> <p><u>POLICY 1.</u> The County shall take those actions which will seek to conserve and protect significant cultural resources.</p>	<p>Complete archaeological and historical surveys of the Conrock/Fenton project have been completed by a "qualified archaeologist". This survey covered Planning Areas II and III. A total of eight archaeological sites were discovered on and within the immediate vicinity of the site. No historical sites were encountered. Four of the archaeological sites lie outside these Planning Areas and would not be either directly or indirectly impacted by the Conrock/Fenton project. Of the four sites within Planning Areas II and III, one is of minor scientific importance and three are of moderate scientific importance. Measures to mitigate possible impacts on the eight archaeological sites are listed on pages D-9 and D-10 of the draft EIR for the project. These measures shall be completely implemented prior to excavation in the vicinity of the sites, and reports of the implementation studies shall</p>







## GROVES PLANT SITE

## CONROCK/FENTON/GROVES SWEETWATER PROJECT

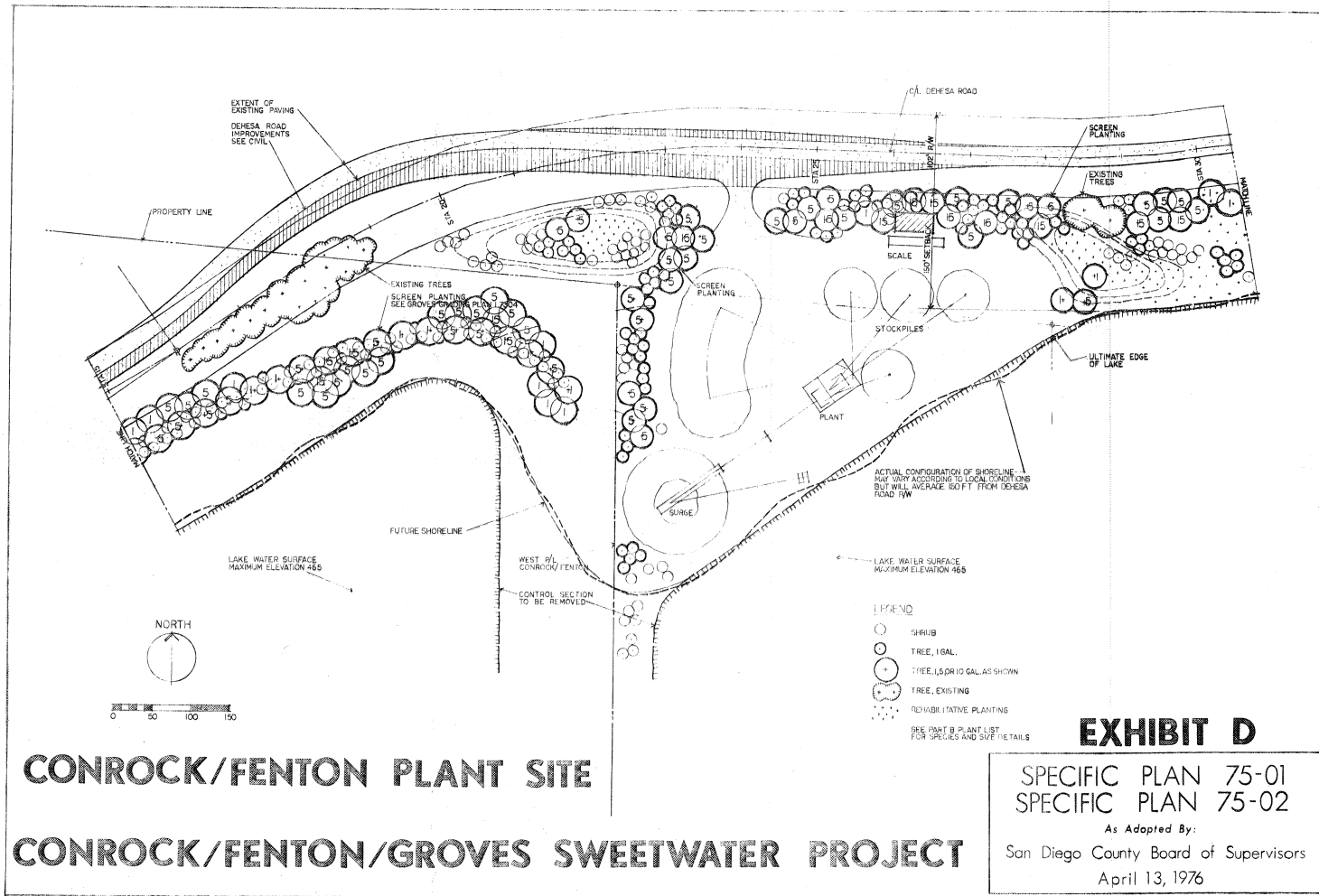
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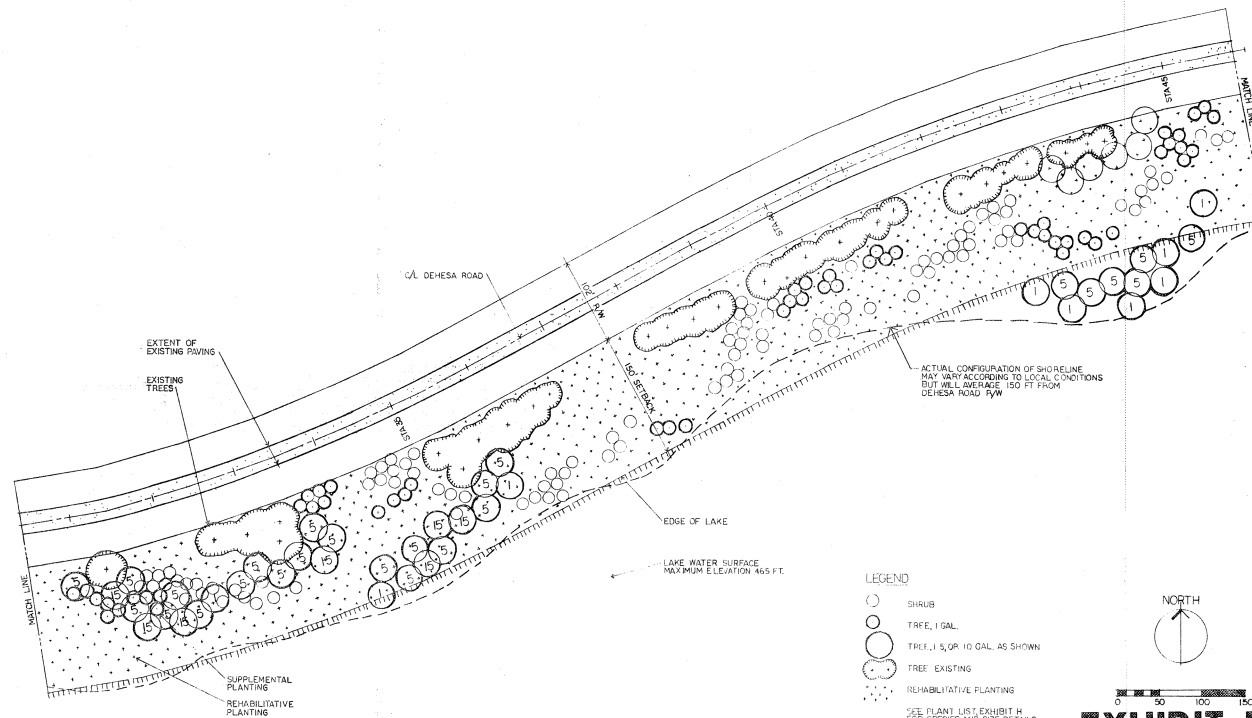
SPECIFIC PLAN 75-01  
SPECIFIC PLAN 75-02

As Adopted By:

San Diego County Board of Supervisors

April 13, 1976





## DEHESA ROAD LANDSCAPING

## CONROCK/FENTON/GROVES SWEETWATER PROJECT

### LEGEND

- SHRUB
- TREE, 1 GAL.
- TREE, 5, OR 10 GAL. AS SHOWN
- TREE, EXISTING
- REHABILITATIVE PLANTINGS
- SEE PLANT LIST, EXHIBIT H FOR SPECIES AND SIZE DETAILS



0 50 100 150

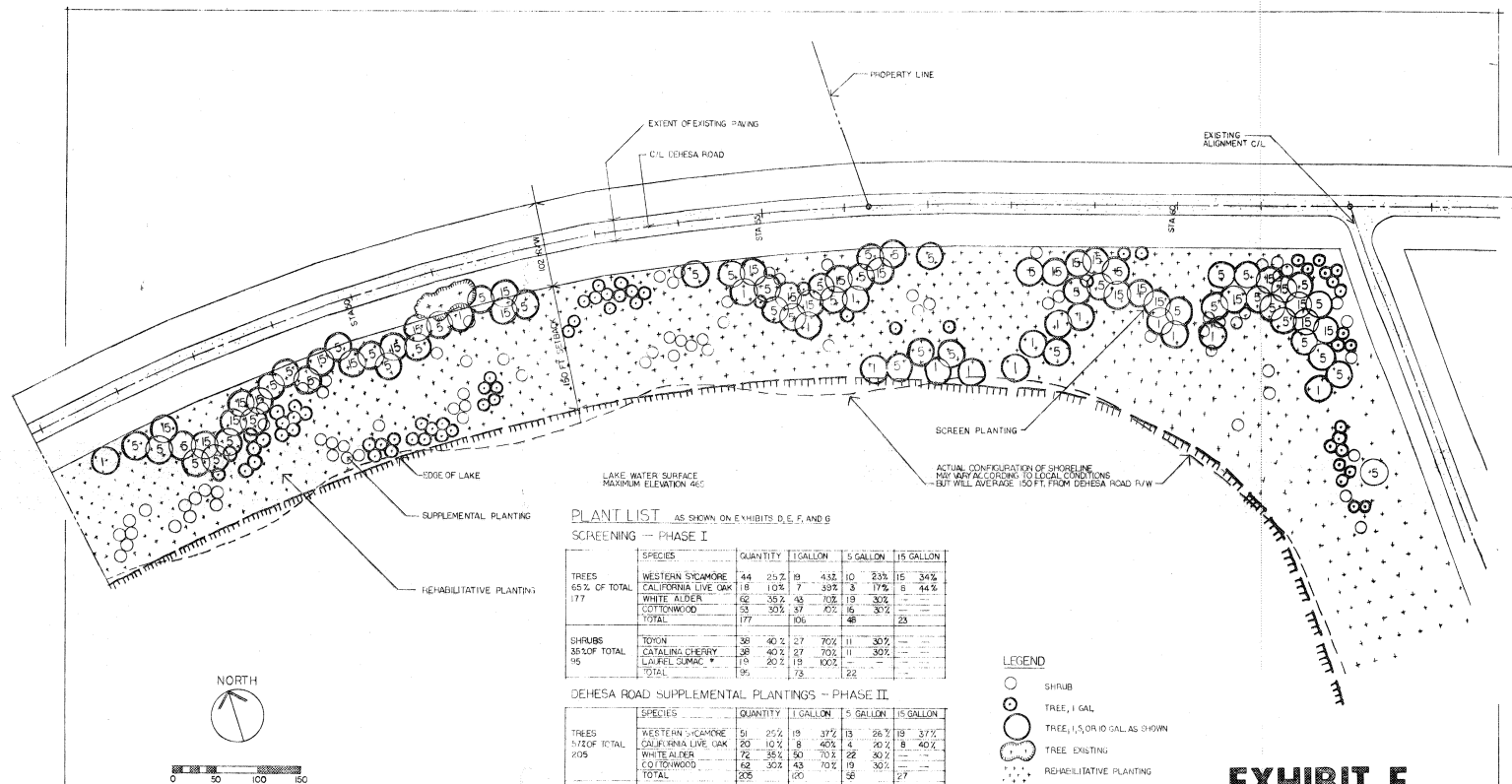
### EXHIBIT E

SPECIFIC PLAN 75-01  
SPECIFIC PLAN 75-02

As Adopted By:

San Diego County Board of Supervisors

April 13, 1976



PLANT LIST AS SHOWN ON EXHIBITS D, E, F, AND G  
SCREENING - PHASE I

	SPECIES	QUANTITY	1 GALLON	5 GALLON	15 GALLON
TREES	WESTERN SYCAMORE	44	25%	19	43%
65% OF TOTAL	CALIFORNIA LIVE OAK	18	10%	7	38%
177	WHITE ALDER	62	35%	43	19
	COTTONWOOD	53	30%	37	16
	TOTAL	177	100%	106	48
SHRUBS	TOXON	38	40%	27	70%
38% OF TOTAL	CATALINA CHERRY	38	40%	27	70%
16	LAUREL SUMAC *	19	20%	19	100%
	TOTAL	95	73%	73	22

DEHESA ROAD SUPPLEMENTAL PLANTINGS - PHASE II

	SPECIES	QUANTITY	1 GALLON	5 GALLON	15 GALLON
TREES	WESTERN SYCAMORE	51	25%	19	37%
51% OF TOTAL	CALIFORNIA LIVE OAK	20	10%	8	40%
208	WHITE ALDER	76	35%	50	70%
	COTTONWOOD	62	30%	43	19
	TOTAL	208	100%	120	58
SHRUBS	TOXON	62	40%	43	70%
40% OF TOTAL	CATALINA CHERRY	62	40%	43	70%
164	LAUREL SUMAC *	30	20%	30	100%
	TOTAL	194	116%	116	38

\* IF UNAVAILABLE SUBSTITUTE LEMONADE BERRY

EXHIBIT F

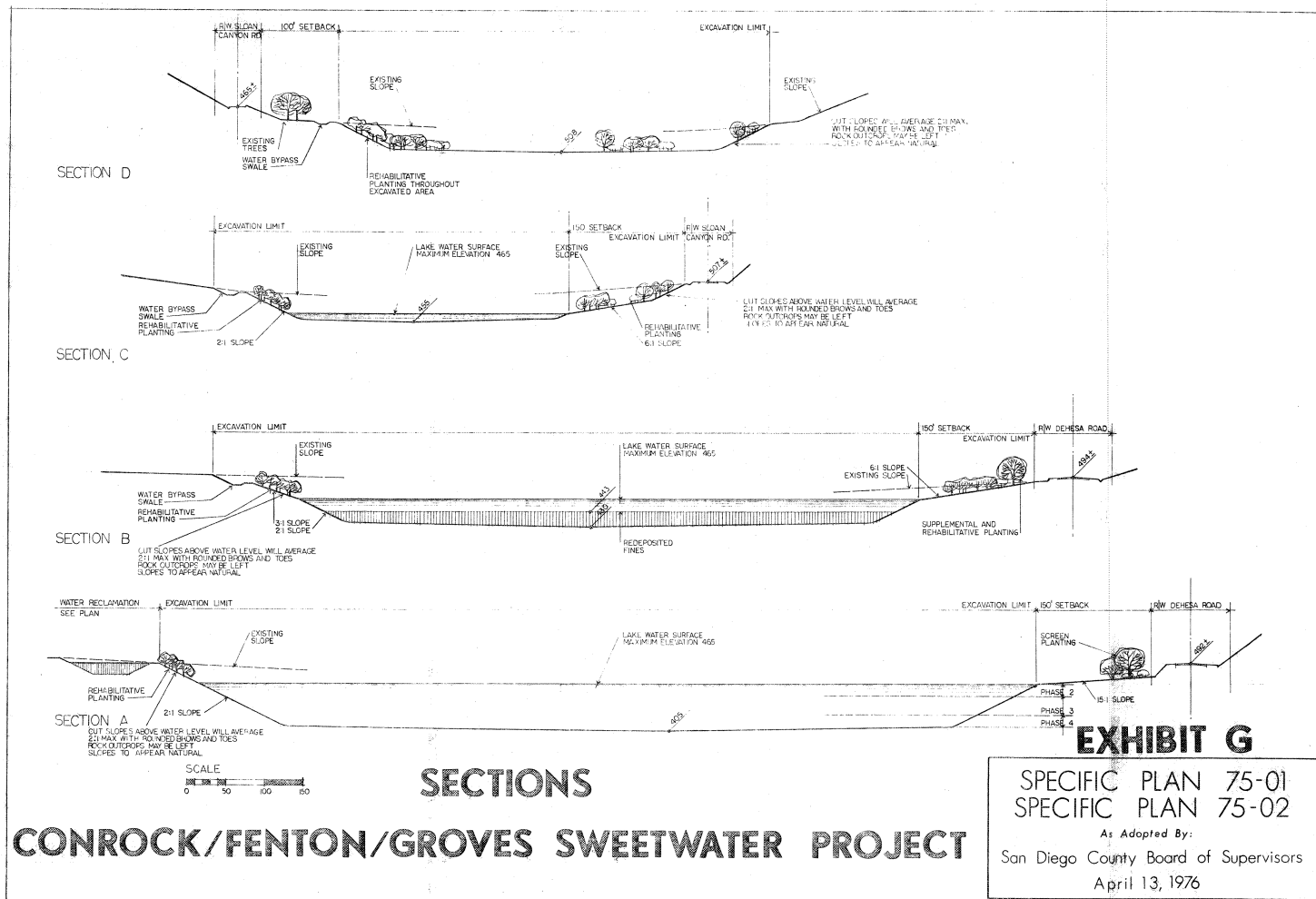
SPECIFIC PLAN 75-01  
SPECIFIC PLAN 75-02

As Adopted By:

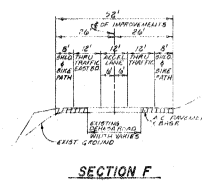
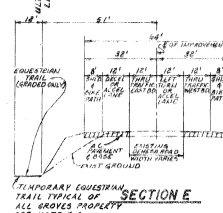
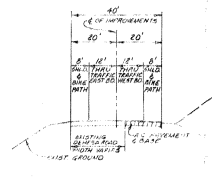
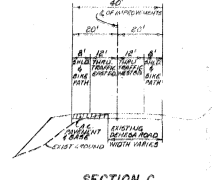
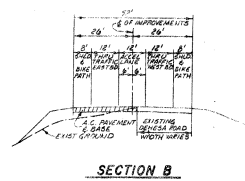
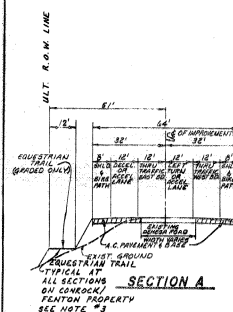
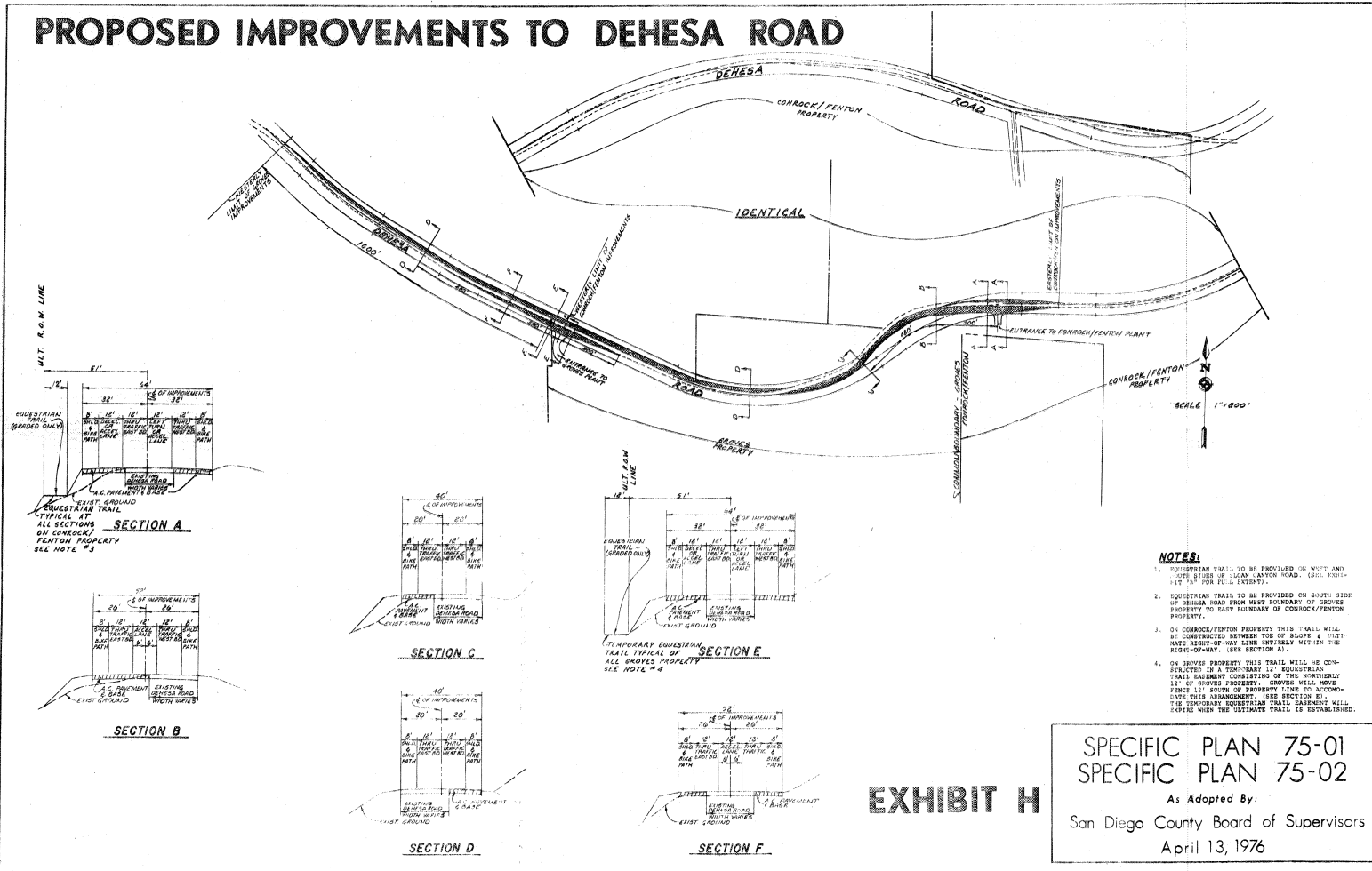
San Diego County Board of Supervisors

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DEHESA ROAD LANDSCAPING  
CONROCK/FENTON/GROVES SWEETWATER PROJECT



# PROPOSED IMPROVEMENTS TO DEHESA ROAD



- NOTES:**
1. TO BE PROVIDED ON WEST AND EAST SIDES OF DEHESA ROAD. (SEE NOTE #1 FOR EXTENT).
  2. EQUESTRIAN TRAIL TO BE PROVIDED ON SOUTH SIDE OF DEHESA ROAD FROM WEST BOUNDARY OF GROVES PROPERTY TO EAST BOUNDARY OF CONROCK/FENTON PROPERTY.
  3. ON CONROCK/FENTON PROPERTY THIS TRAIL WILL BE CONSTRUCTED BETWEEN TOP OF SLOPE & ULTIMATE RIGHT-OF-WAY LINE ENTIRELY WITHIN THE RIGHT-OF-WAY. (SEE SECTION A).
  4. ON GROVES PROPERTY THIS TRAIL WILL BE CONSTRUCTED IN A "TOD" BARE 12" EQUESTRIAN TRAIL BASEMENT CONSISTING OF THE PORTULACA 12" OF GROVES PROPERTY. GROVES WILL MOVE FENCE 12' SOUTH OF PROPERTY LINE TO ACCOMMODATE THIS ARRANGEMENT. (SEE SECTION E). THE TEMPORARY EQUESTRIAN TRAIL CARRIAGE WILL FORM WHEN THE ULTIMATE TRAIL IS ESTABLISHED.

**EXHIBIT H**

**SPECIFIC PLAN 75-01**  
**SPECIFIC PLAN 75-02**  
As Adopted By:  
San Diego County Board of Supervisors  
April 13, 1976





SPECIFIC PLAN 75-01  
SPECIFIC PLAN 75-02

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