



Leighton and Associates, Inc.

A LEIGHTON GROUP COMPANY

December 2, 2019

Project No. 11552.001

To: County of San Diego
Planning and Development Services
5510 Overland Avenue
San Diego, California 92123

Cc: GDCI Proctor Valley L.P.
2245 San Diego Avenue, Suite 223
San Diego, California 92110

Subject: Technical Memorandum - Mineral Resource Report, Otay Ranch Village
14 & Planning Areas 16/19, Revised TM and Specific Plan Amendment,
San Diego County, California

In accordance with your request, we are pleased to submit this Memorandum regarding a Mineral Resource Technical Study for the Otay Ranch Village 14 & Planning Areas 16/19, Proposed Project Amendment in San Diego County, California. To assist us in the preparation of this memorandum, we have reviewed the Proposed Project Amendment description and the Revised TM and Specific Plan Amendment graphics. In particular, Figure 1 shows the location of the Revised Tentative Maps and Figure 2 shows the development limits compared to the Approved Project and the EIR Land Exchange Alternative, (Figure 1 – Site Location Map and Figure 2 – Certified EIR Study Area, attached). In addition, we have performed a geotechnical site reconnaissance of the site and have discussed the project with the project team.

This Memorandum provides a discussion of the Proposed Project Amendment to the Approved Project; and an evaluation of the significance of impacts to local mineral resources due to implementation of the Proposed Project Amendment. This Memorandum incorporates the Final EIR and appendices by reference. Specifically, Leighton prepared the following Final EIR technical studies:

- Final EIR Appendix 3.4.1-1, Mineral Resource Technical Report Otay Ranch Village 14 And Planning Areas 16/ And 19 San Diego County, California prepared by Leighton & Associates, Inc. dated December 20, 2017.

- Final EIR Appendix 4.1-13, Mineral Resource Technical Report Otay Ranch, Village 14 Land Exchange Alternative San Diego County, California prepared by Leighton & Associates, Inc. dated October 31, 2017.

Project Description

The Proposed Project Amendment relates to approximately 1,543 acres of undeveloped land within the 23,000-acre Otay Ranch master planned community, located in southern San Diego County. More specifically, the Proposed Project Amendment reflects proposed changes to the Approved Project, which the County Board of Supervisors approved on June 26, 2019 (the “Approved Project”). Both the Approved Project and the Proposed Project Amendment contemplate development within a portion of Otay Ranch Village 14 and Planning Areas 16/19 in the Proctor Valley area of Otay Ranch, as shown on Figure 2.

On June 27, 2019, the Owner/Applicant, entered into a Dispute Resolution Agreement with the California Department of Fish and Wildlife (CDFW), the United States Fish and Wildlife Service (USFWS), and the County of San Diego (County), pursuant to which the Owner/Applicant would seek a land exchange with CDFW through a process overseen by the California Wildlife Conservation Board (WCB). The proposed land exchange, if approved by WCB, would require the Owner/Applicant to (i) transfer 147.3 acres in Village 14 and 192.4 acres in Planning Areas 16 to CDFW, and (ii) record a conservation easement over 191.5 acres in Planning Area 16, and would require CDFW to transfer 219.4 acres in Village 14 to the Owner/Applicant. The Proposed Project Amendment would then be implemented upon the lands within the Owner/Applicant’s ownership, including those received via the WCB land exchange.

Because the Proposed Project Amendment assumes the above-described land exchange between the Owner/Applicant and CDFW, it would result in a different development pattern than the Approved Project’s development pattern. For this reason, the County will require that the Owner/Applicant process a Specific Plan Amendment and a Revised Tentative Map to accommodate the Proposed Project Amendment.

The purpose of this letter is to evaluate whether and to what extent the impacts of the Proposed Project Amendment differ from those of (i) the Approved Project and (ii) the EIR Land Exchange Alternative, both of which were assessed in the Final EIR for the Approved Project, certified by the County Board of Supervisors on June 26, 2019 (Final EIR). Note that the while the EIR Land Exchange Alternative and the Proposed Project Amendment both contemplate exchanges of land with CDFW, they differ in important respects.



Conclusions and Recommendations

The Otay Ranch Village 14 and Planning Area 16/19 Final EIR determined that impacts to mineral resources would be less than significant and did not require any mitigation measures for the Approved Project. Based on our review of the Proposed Project Amendment's development footprint (Figure 2) along with the documents contained within the attached References, we conclude that the Proposed Project Amendment's Revised TM/ Specific Plan Amendment is not a significant impact to County mineral resources. Specifically, this Proposed Project Amendment does not create a significant variation in location size and aerial limits to result in a significant difference in our conclusions and recommendations from the previously referenced Final EIR Mineral Resource Technical Reports. In addition, geologic conditions across the proposed amendment footprint are essentially the same as described in the referenced Final EIR Mineral Resource Technical Reports (References). Therefore, as with the previous Final EIR Technical Reports, no mitigation measures or design considerations are recommended for the Proposed Project Amendment.

If you have any questions regarding our memorandum, please contact this office. We appreciate this opportunity to be of service.

Respectfully submitted,

LEIGHTON AND ASSOCIATES, INC.



Robert Stroh, CEG 2099
Associate Engineering Geologist
rstroh@leightongroup.com




Michael R. Stewart, CEG 1349
Engineering Geologist
mstewart@leightongroup.com



Attachments: Figure 1 – Site Location Map
Figure 2 – Property Overview Map



REFERENCES AND COMMUNICATIONS

- Advanced Geotechnical Solutions, Inc. (AGS), 2017a, Geotechnical Review of Preliminary Grading Plan, Otay Ranch – Proctor Valley Village 14 and Planning Areas 16 & 19, County of San Diego, California, dated January 13, Report No. 1312-02-B-6
- Advanced Geotechnical Solutions, Inc. (AGS), 2017b, Geotechnical Review of Tentative Map and Grading Plan, Otay Ranch – Proctor Valley Village 14 and Planning Areas 16 & 19, County of San Diego, California, dated March 24, Report No. 1312-02-B-6
- California Geological Survey (CGS) (previously Division of Mines and Geology), 1982, Mineral Land Classification: Aggregate Materials in the Western San Diego County Production-Consumption Region, California, Kohler, S.L. and Miller, R.V. authors, CDMG Special Report 153.
- _____, 1996b, Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, Miller, R.V. author, CDMG Open File Report 96-04.
- _____, 1997-1998, Mines and Mineral Producers Active in California (1997-1998), CDMG Special Publication 103 (revised 1999).
- _____, 2000, California Surface Mining Reclamation Policies and Procedures, CDMG Special Publication 051 (third revision).
- _____, 2002, Geologic Map of the Jamul Mountains 7.5' Quadrangle, San Diego County, California: A Digital Database, Scale 1:24,000.
- _____, 2010, 150th Anniversary Fault Activity Map of California.
- County of San Diego, 2008, Department of Planning and Land Use and Environment Group, Guidelines for Determining Significance of Mineral Resources, First Revision, July 30, 2008.



REFERENCES AND COMMUNICATIONS (Continued)

- County of San Diego, 2011, San Diego County General Plan Update EIR, Page 2.10, Minerals, August
- City of San Diego, 1997, Multiple Species Conservation Program Subarea Plan, March 1997.
- County of San Diego, 1998, *Final* Multiple Species Conservation Program, MSCP Plan, August 1998.
- Kennedy, M.P., and Tan, S.S., 2008, Geologic Map of the San Diego Quadrangle, California, California Geologic Survey, 1:100,000 scale.
- Leighton and Associates, 2017 Mineral Resource Technical Report, Otay Ranch, Village 14 and Planning Areas 16/ and 19, San Diego County, California, Record ID # PDS2016-SP-16-002, PDS2016-GPA-16-008, PDS2016-REZ-16-006, PDS2016-TM-5616, and PDS2016-STP-16-027, Project No. 11552.001, December 20.
- Leighton and Associates, 2017 Mineral Resource Technical Report, Otay Ranch, Village 14, Land Exchange Alternative, San Diego County, California, Record ID # PDS2016-SP-16-002, PDS2016-GPA-16-008, PDS2016-REZ-16-006, PDS2016-TM-5616, and PDS2016-STP-16-027, Project No 11552.001, October 31.
- Surface Mining and Reclamation Act of California (SMARA) of 1975, California Public Resources Code (PRC), Division 2, Chapter 9, Sections 2710, et. seq.
- Tan, S.S., Landslide Hazards in the Jamul Mountains, OFR 92-12, Map No. 29.
- Todd, V.R., Preliminary Geologic Map of the El Cajon 30'x60' Quadrangle, 2004, USGS OFR 2004-1361
- United States Geological Survey (USGS), 2002, The Mineral Industry of California: 2002 Minerals Yearbook.
- USGS Topographic Map of the Jamul Mountains 7.5' Quadrangle, San Diego County, California, 1994.



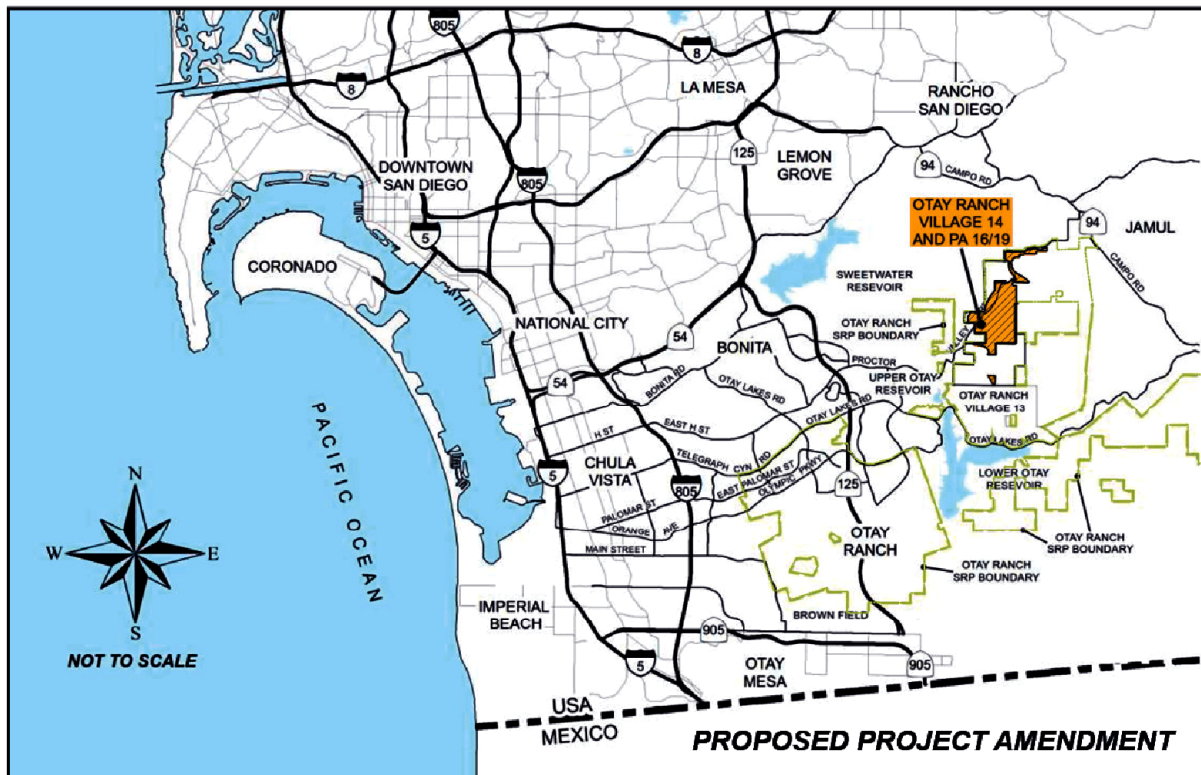
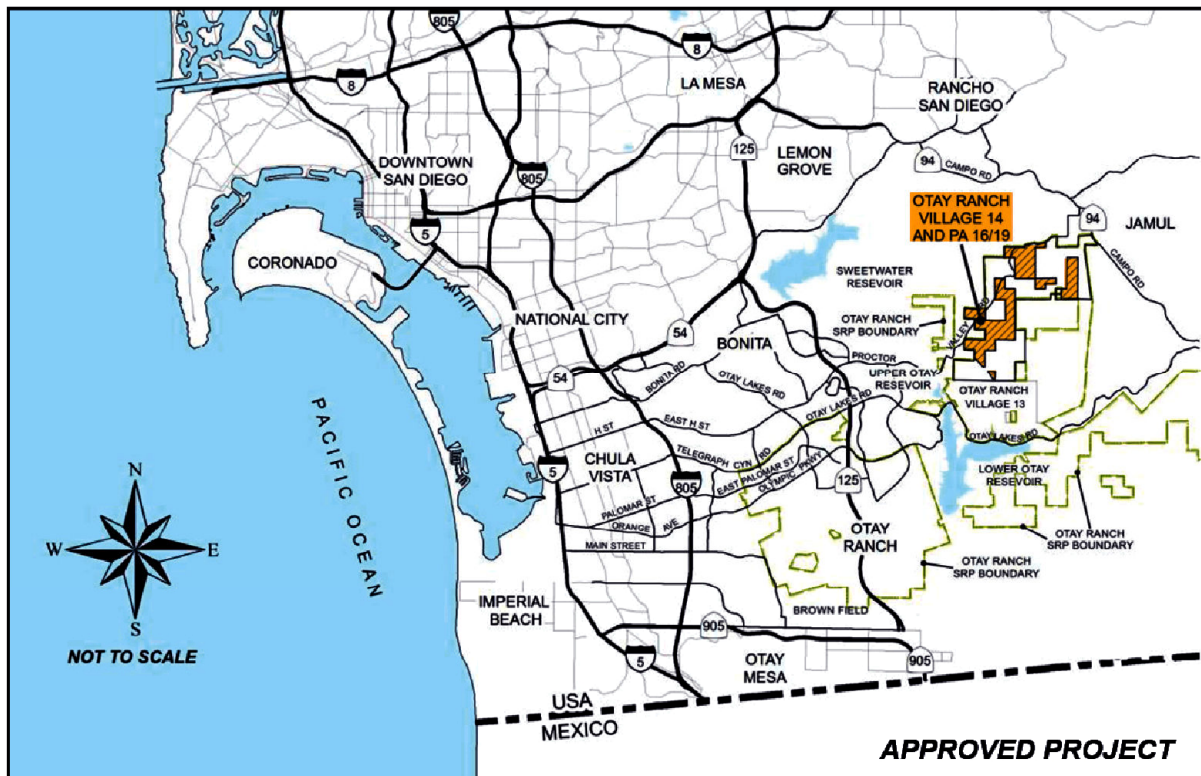
Walsh, Steven L. and Demere, Thomas A., 1991, Age and Stratigraphy of the Sweetwater and Otay Formations, San Diego County California, in Abbot P.L. and May, J.A., eds., 1991, Eocene Geologic History San Diego Region, Pacific Section SEPM, Vol. 68, pp. 131-148.

Weber, Harold Jr., 1958-59, Geology and Mineral Resources of San Diego County, California, Plate 1, Scale 1"=2 miles, dated 1958-59.

Aerial Photographs

Aerial Photographs Reviewed for Report			
Year	Flight ID	Photo ID	Photo Scale
1928	SD	69B- 1, 2, 3 69C- 1, 2, 3 69D- 1, 2, 3	1" = 1000'
1960-1970	SDCT2/T11	2- 74 14- 28, 29, 30	1" = 1000'
1968	AXN	3JJ- 101, 102, 175	1" = 2800'
1970	SDC	13- 7, 8	1" = 2000'
1971	GS-VCSQ	1- 5	1" = 2600'
1973-1975	SDPD	14- 11, 12, 13 15- 14	1" = 1000'
1974	SDC ORTHOS	Jamul Mtn.	1" = 2000'
1974	SDPD	2- 3,4	1" = 2000'
1976	SAN DIEGO	235, 236, 247, 248	1" = 2000'
1978-1979	SDCO (WEST)	33- F1,F2 34- D22, D23, D24	1" = 1000'
1983	C11109 (CAS)	139, 140	1" = 2000'
1989	WAC (WEST)	18- 49, 51	1" = 2640'





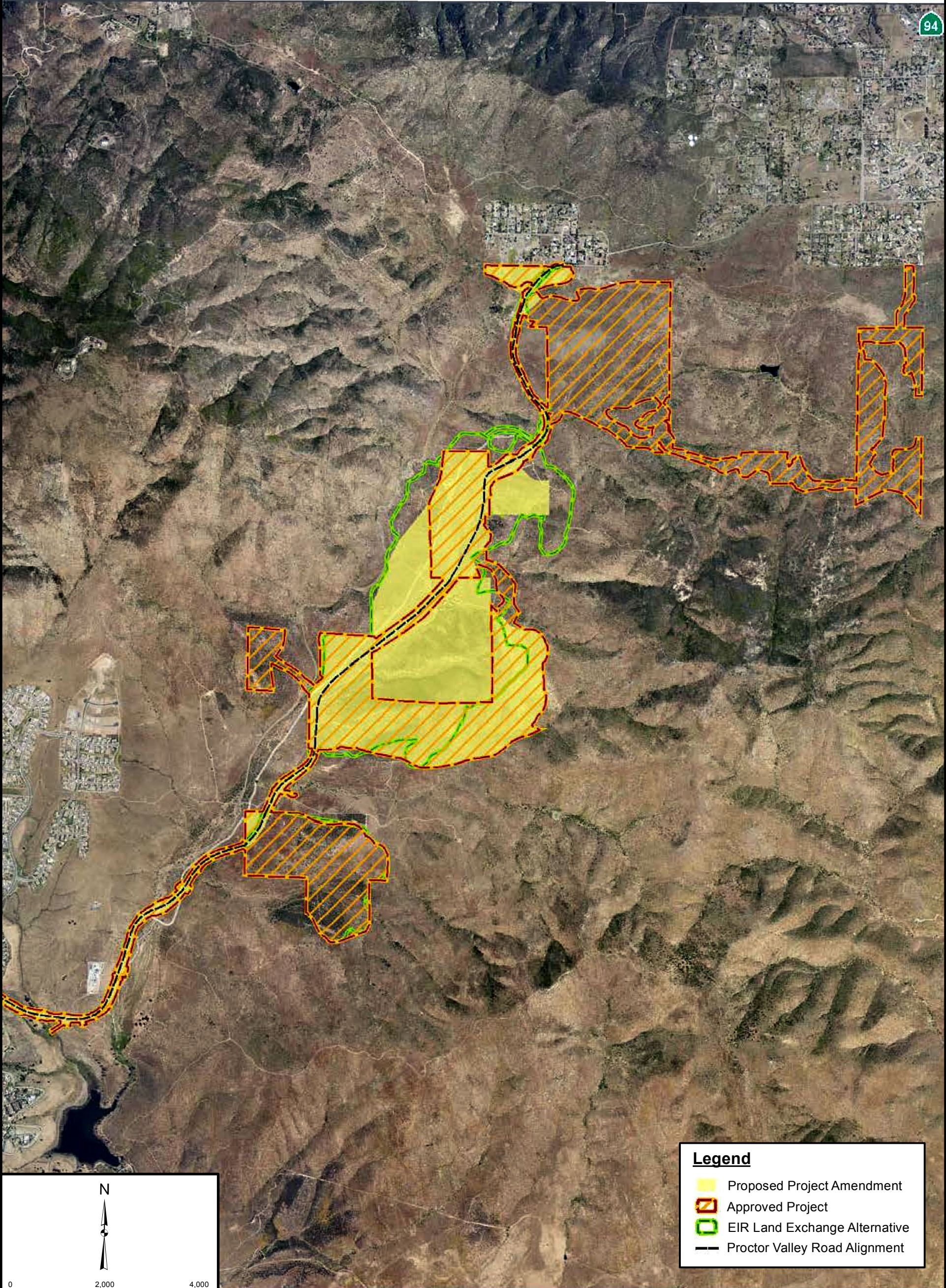
Project: 11552.001	Eng/Geol: WDO/RCS
Scale: Not to scale	Date: November 2019
Base Map: Dudek, 2019.	
Author: (mmurphy)	

SITE LOCATION MAP

Otay Ranch Village 14 and Planning Areas 16 and 19
San Diego County, California

Figure 1





Project: 11552.001	Eng/Geol: WDO/RCS
Scale: 1 " = 2,000 '	Date: November 2019
Base Map: Sangis, 2017; Hunsaker 2019.	
Author: Mmuprhy	

PROPERTY OVERVIEW MAP
Otay Ranch Village 14 and Planning Areas 16 and 19
San Diego County, California

Figure 2

