

**OTAY HILLS CONSTRUCTION AGGREGATE AND INERT  
DEBRIS ENGINEERED FILL OPERATION PROJECT**

**APPENDIX A1**

**NOTICE OF PREPARATION (2005)  
AND COMMENTS RECEIVED**

*for the*

**PUBLIC REVIEW  
DRAFT ENVIRONMENTAL IMPACT REPORT**

PDS2004-3300-04-004 (MUP);  
PDS2004-3310-04-001 (RP);  
PDS2010-3813-10-002 (SPA);  
Log No. 04-190-04

JUNE 2020

*Prepared for:*

**COUNTY OF SAN DIEGO**  
PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310  
SAN DIEGO, CALIFORNIA 92123

GARY L. PRYOR  
DIRECTOR



# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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200 EAST MAIN ST. - SIXTH FLOOR  
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## NOTICE OF PREPARATION OF AN EIS/EIR

May 26, 2005

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of Planning and Land Use, along with the Bureau of Land Management (BLM), will prepare a joint Environmental Impact Statement (EIS)/Environmental Impact Report (EIR). The County of San Diego will be the Lead Agency and the EIR will be prepared in accordance with the California Environmental Quality Act for the following projects. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the EIS/EIR. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on the World Wide Web at [http://www.sdcdplu.org/dplu/ceqa\\_public\\_review.html](http://www.sdcdplu.org/dplu/ceqa_public_review.html); at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123; and at the public library listed below. Comments on the Notice of Preparation document must be sent to the DPLU address listed above and should reference the project number and name.

**P04-004, RP 04-001, ER 04-19-004; OTAY HILLS PROJECT.** The project is a request for a Major Use Permit and Reclamation Plan for the excavation of construction aggregate within the area of the County of San Diego known as the East Otay Mesa Specific Plan Area. The project site is located at the eastern extension of Otay Mesa Road on the southwestern flank of the San Ysidro Mountains. The project operations would encompass approximately 210 acres of property within a larger 550-acre ownership. The Major Use Permit would allow for aggregate materials to be extracted in four phases over an approximate 50-year period, with a maximum cut slope height of approximately 305 feet. Anticipated production levels are 0.6 to 1.5 million tons per year and blasting will occur approximately once per week. The volume of excavation proposed is 50 million cubic yards at a maximum cut slope ratio of 1:1. Comments on this Notice of Preparation document must be received no later than June 27, 2005 at 4:00 p.m. (a 30 day public review period). This Notice of Preparation can also be reviewed at the Otay Mesa Branch Library, located at 3003 Coronado Ave., San Diego, CA 92154-2198. A Public Scoping Meeting will be held to solicit comments on the EIR. This meeting will be held on Thursday, June 16, 2005 at the Department of Planning and Land Use Hearing Room located at 5201 Ruffin Road, Suite B, San Diego, CA 92123 at 5:00pm. For additional information, please contact Alyssa Maxson, Project Manager at (858) 694-3737 or by e-mail at [Alyssa.Maxson@sdcounty.ca.gov](mailto:Alyssa.Maxson@sdcounty.ca.gov).

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## NOTICE OF PREPARATION DOCUMENTATION

**DATE:** May 26, 2005  
**PROJECT NAME:** Otay Hills Project  
**PROJECT NUMBER(S):** P04-004, RP 04-001  
**PROJECT APPLICANT:** Superior Ready Mix  
**ENV. REVIEW NUMBER:** ER 04-19-004

**PROJECT DESCRIPTION:** The County of San Diego, Department of Planning and Land Use, along with the Bureau of Land Management (BLM), will prepare a joint Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) for the Otay Hills Project. The Otay Hills Project is a proposal to establish a construction aggregates extraction operation and associated activities on a 210-acre site at the extreme eastern extension of Otay Mesa in the foothills of the San Ysidro Mountains. Depending on the rate of production, the project would have a lifespan of approximately 50 years. The project also would create biological preserve areas prior to extraction.

Anticipated operations at the site will include phased recovery of rock resources, materials processing, concrete batch plant, cement treated base plant, asphalt batch plant, and recycling of asphalt and concrete products. Extraction and reclamation will be conducted in four phases with the processing plant being constructed during the initial phase of operations. Processing activities will normally take place within the area of the site designated for this purpose. However, the primary jaw crusher may be relocated to be in close proximity to extraction areas of the site. Mineral resource recovery operations will be conducted through the use of drilling and blasting to fracture rocks, followed by extraction with conventional earthmoving equipment. The extracted materials will be loaded into a remote crusher and conveyor system for movement to the processing plant. In some areas, off-highway haul trucks may be used to move extracted rock to the processing plant area. The total anticipated production of the extraction operations is estimated to be 50 million tons (~25 million cubic yards). Annual production amounts are anticipated to be between 0.6 – 1.5 million tons of aggregate. The maximum cut height will be 305 feet and the maximum cut slope ratio

will be 1:1. The project will generate approximately 526 truck trips per day (1,052 ADT) and an additional 100 ADT from employees, for a total of 1,152 ADT.

Due to the long-term nature of the extraction activities on the project site, ongoing extraction and reclamation will occur consecutively. As final slopes are graded, these areas will be reclaimed in accordance with reclamation objectives outlined in an approved Reclamation Plan. Reclamation of the site includes the creation of a nearly level pad up to 165 acres in size and an open space easement along the eastern portion of the site. Potential end land uses must be consistent with the East Otay Mesa Specific Plan, which governs land use on the project site. Two likely uses compatible with the underlying plan and zoning designations for the site include residential development and/or mixed industrial development. To implement the project, a Reclamation Plan (RP 04-001) and a Major Use Permit (P04-004) are required.

**PROJECT LOCATION:** The Otay Hills Project site is located at the eastern extension of Otay Mesa Road on the southwestern flank of the San Ysidro Mountains. The site is 2.5 miles northeast of the Otay Mesa Border Crossing and 8.5 miles east of the Interstate 805/905 interchange.

**PROBABLE ENVIRONMENTAL EFFECTS:** The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Potentially Significant Unless Mitigation Incorporated" will be analyzed further in the EIS/EIR. The following is a list of the subject areas to be analyzed in the EIS/EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, Noise, Transportation/Traffic, and Utilities & Service Systems. All questions answered "Less than Significant Impact" or "Not Impact" in the Initial Study will be briefly discussed in the EIS/EIR.

**PUBLIC SCOPING MEETING:** Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIS/EIR. This meeting will be held on Wednesday, June 16, 2005 at the DPLU Hearing Room located at 5201 Ruffin Road, Suite B, San Diego, CA 92123 at 5:00 p.m.

**Attachments:**

- Project Vicinity Map
- Project Location Map
- Project Plot Plan
- CEQA Initial Study – Environmental Checklist Form



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May 18, 2005

### CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/98)

1. Project Number(s)/Environmental Log Number/Title:

P04-004, RP 04-001, ER 04-19-004; Otay Hills Project

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666

3. a. Contact Alyssa Maxson, Project Manager  
b. Phone number: (858) 694-3737  
c. E-mail: Alyssa.Maxson@sdcounty.ca.gov.

4. Project location:

The Otay Hills property is located in portions of Sections 29 and 32, Township 18 South, Range 1 East, San Diego County, California. The site is located at the eastern extension of Otay Mesa Road on the southwestern flank of the San Ysidro Mountains. The site is 2.5 miles northeast of the Otay Mesa Border Crossing and 8.5 miles east of the Interstate 805/905 interchange.

Thomas Brothers Coordinates: Page 1332, Grid D/6, D/7, E/6, E/7, F/7  
Page 1352, Grid D/1, D/2, E/1, E/2, F/1, F/2

5. Project sponsor's name and address:

Superior Ready Mix  
1508 W. Mission Road  
Escondido, CA 92029

6. General Plan Designation

Community Plan:	Otay Subregional Plan Area
Land Use Designation:	(21) Specific Plan Area; (21) Specific Plan Area
Density:	32 du/1 acre; --- (no density designated)

7. Zoning  
Use Regulation: S88; S88  
Density: 0.5 du/1 acre; -- (no density designator)  
Special Area Regulation: G; B, Por G
8. Description of project (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):

The proposed project is a Major Use Permit and Reclamation Plan for the Otay Hills Project. The project is located within nine parcels (APNs 648-050-13, 14, 15, 16, 17; 648-080-13, 14, 25; 648-040-34), which totals approximately 550 acres. The Major Use Permit project area consists of the excavation of construction aggregates and associated activities on 210 acres of the ownership.

The proposed project area is subject to the General Plan Land Use Designation (21) Specific Plan Area and the zoning is S88 (Specific Planning Area). The Major Use Permit boundary is within the East Otay Mesa Specific Plan (EOMSP), in the Otay Subregional Plan Area. The proposed quarry and activities, based on Section 3.2 of the EOMSP, requires approval of a Major Use Permit.

The property is located in the foothills of the San Ysidro Mountains, east of the intersection of Otay Mesa Road and Alta Road. Aggregate materials will be extracted in four phases over an approximate fifty-year period, with a maximum cut slope height of approximately 305 feet. Anticipated production levels are 0.6 to 1.5 million tons per year and blasting will occur approximately once per week. The volume of excavation proposed is 50 million cubic yards at a maximum cut slope ratio of 1:1.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project site is located at the eastern extension of Otay Mesa Road on the southwestern flank of the San Ysidro Mountains, approximately one mile east of the intersection of Otay Mesa Road and Alta Road. The site is approximately 2.5 miles northeast of the Otay Mesa Border Crossing and approximately 8.5 miles east of the Interstate 805/905 interchange.

The property is within the *Hillside Residential District* and *Mixed Industrial District* of the East Otay Mesa Specific Plan Subarea 2. Mineral rights on the eastern portion of the project site are held by the Bureau of Land Management. These lands are termed "Split Estate" because the surface is under private ownership, but the federal government maintains the mineral rights of the land.

The project site is currently undeveloped and undisturbed, with the exception of a few dirt roads that transect the site that are used by the U.S. Border Patrol. The project site is located within Major and Minor Amendment areas of the Multiple

Species Conservation Program (MSCP). The areas surrounding the site are primarily undeveloped open space with some industrial development.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego
Reclamation Plan	County of San Diego
County Right-of-Way Permits	County of San Diego
Groundwater Wells and Exploratory or Test Borings Permit	County of San Diego
Water Well Permit	County of San Diego
State Highway Encroachment Permit	Caltrans
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
1603 – Streambed Alteration Agreement	CA Department of Fish and Game (CDFG)
Section 7 - Consultation or Section 10a Permit – Incidental Take	US Fish and Wildlife Services (USFWS)
Air Quality Permit to Operate – Title V Permit	APCD
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
Waste Discharge Requirements Permit	RWQCB
Annexation to Otay Water District	LAFCO

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> <u>Aesthetics</u>                      | <input type="checkbox"/> <u>Agriculture Resources</u>                         | <input checked="" type="checkbox"/> <u>Air Quality</u>            |
| <input checked="" type="checkbox"/> <u>Biological Resources</u>            | <input checked="" type="checkbox"/> <u>Cultural Resources</u>                 | <input checked="" type="checkbox"/> <u>Geology &amp; Soils</u>    |
| <input checked="" type="checkbox"/> <u>Hazards &amp; Haz. Materials</u>    | <input checked="" type="checkbox"/> <u>Hydrology &amp; Water Quality</u>      | <input type="checkbox"/> <u>Land Use &amp; Planning</u>           |
| <input type="checkbox"/> <u>Mineral Resources</u>                          | <input checked="" type="checkbox"/> <u>Noise</u>                              | <input type="checkbox"/> <u>Population &amp; Housing</u>          |
| <input type="checkbox"/> <u>Public Services</u>                            | <input type="checkbox"/> <u>Recreation</u>                                    | <input checked="" type="checkbox"/> <u>Transportation/Traffic</u> |
| <input checked="" type="checkbox"/> <u>Utilities &amp; Service Systems</u> | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> |   |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Alyssa Maxson  
Signature

5/20/05  
Date

Alyssa Maxson  
Printed Name

Land Use/Environmental Planner  
Title

## INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The quarrying of rock resources would occur in phases over a 210-acre site, and over a 50-year period. The project would require the excavation of materials, construction of access routes, construction of a processing facility, and storage of excavated materials in stock piles on the project site. Based on a site visit completed by County staff on March 15, 2004, the project site is visible from a scenic vista. The project would result in substantial landform modification and physical changes to the site from the proposed project may result in substantial adverse effects on the scenic vista. This potential impact will be analyzed and discussed within the Aesthetics section of the EIR and within the Visual Impact Analysis report for this project.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State Scenic Highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. Based on a site visit completed by County staff on March 15, 2004, the proposed project is not located near or visible within the same composite viewshed as a State Scenic Highway or a designated County Scenic Route. Therefore, the proposed project will not result in an impact to a State or County Scenic Highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as rural and undeveloped, with natural vegetation and unmodified landforms. The viewshed for the area includes the project site, specifically the San Ysidro Mountains, as well as the surrounding hillsides that are located to the west of the project site.

The proposed project will result in a significant alteration of the existing landform throughout the length of the project. The existing visual character of the project site in relation to the surrounding area will be altered. This change in visual character and quality of the environment will be analyzed and discussed in the Visual Impact Analysis report and Aesthetics section of the EIR for this project.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

- ☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project would involve a processing plant and necessary equipment. However, the project does not propose any use of outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. Therefore, the project will create a less than significant new source of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in area.

**II. AGRICULTURE RESOURCES** -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project does contain Farmland of Local Importance and Grazing Land. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance will be converted to a non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is zoned S88 and S90, which are not considered to be agricultural zones. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site and surrounding area within radius of one mile do not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, or Farmland of Statewide will be converted to a non-agricultural use.



**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The proposed project does not propose a change in zoning or General Plan designation, which could increase the density or use of the site beyond what was anticipated in the SANDAG growth projects that were used in the development of the RAQS and the SIP. However, the project does involve a Major Use Permit for a sand and gravel mining operation that may result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board from extraction, processing and stockpiling operations and vehicle trips generated by the proposed project. Therefore, because the proposed project may conflict with either the RAQS or the SIP, an air quality analysis of project-generated emissions must be prepared and included and discussed in the EIR. Likewise, the analysis shall address the project's contribution to a cumulative air quality impact.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than

San Diego, is appropriate. However, the eastern portions of the county have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

The project has the potential to significantly contribute to the violation of air quality standards or significantly contribute to an existing or projected air quality violation, primarily related to extraction, processing and stockpiling operations and vehicle trips generated by the proposed project. Therefore, the project is required to provide an air quality analysis and discuss the project's potential impacts in the EIR and supporting air quality analysis.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone ( $O_3$ ). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns ( $PM_{10}$ ) under the CAAQS.  $O_3$  is formed when volatile organic compounds (VOCs) and nitrogen oxides ( $NO_x$ ) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of  $PM_{10}$  in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, mining, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands. The project has the potential to result in a cumulatively considerable net increase of criteria pollutant for which the region is non-attainment, primarily related to extraction, processing and stockpiling operations and vehicle trips generated by the proposed project. Therefore, the project is required to provide an air quality analysis that includes a cumulative analysis of the project in the context of all past, present and reasonably anticipated future projects within the project area. This analysis should also be discussed in the EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

**No Impact:** Based on a site visit conducted by staff on March 15, 2004, sensitive receptors have not been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project site and immediate vicinity contain a number of sensitive habitats, including Mule Fat Scrub, Diegan Coastal Sage Scrub,

Southern Mixed Chaparral, Chamise Chaparral, and Grasslands. Impacts to these habitats would be considered "significant" pursuant to CEQA.

The project site and vicinity also potentially contain a large number of sensitive animal and plant species, impacts to which would be considered "significant" pursuant to CEQA. These may include, but are not limited to, Quino Checkerspot Butterfly, Coastal California Gnatcatcher, Western Burrowing Owl, and Otay Tarplant, Variegated Dudleya, San Diego Barrel Cactus, San Diego Marsh Elder, and Tecate Cypress.

In order to accurately determine impacts to sensitive species and their habitats, a comprehensive biological resources survey and analysis must be conducted that evaluates all potential adverse effects to such resources. Due to these factors, it has been found that the project may result in significant impacts to sensitive biological resources and therefore, will be analyzed within the context of the EIR and Biological Resources Technical Report.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** Much of the project will occur within sensitive natural vegetation communities that have been identified within the County Multiple Species Conservation Program (MSCP). Although the project is located within the boundaries of this regional conservation plan, it requires a major amendment the plan. The project proposes the restoration and reclamation of the property at the terminus of the project. Therefore, additional information is needed from the applicant detailing project procedures, potential impacts, and recovery/restoration methods in accordance with the goals of the MSCP. Due to these factors, it has been found that the project may result in significant impacts to sensitive habitats and/or natural communities and therefore, will be analyzed within the context of the EIR and Biological Resources Technical Report.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The site contains wetland habitats that, if impacted, may result in significant alterations to known watersheds or wetlands considered to be jurisdictional by the Army Corps of Engineers and would potentially require a 401 and/or 404 Permit under the Clean Water Act. Impacts to these wetlands or watersheds may not be avoidable based on the nature of the proposed project. Therefore, the project may result in a significant impact unless mitigation alternatives can be proposed. Due to these factors, it has been found that the project may result in significant impacts to wetlands and therefore, will be analyzed within the context of the EIR and Biological Resources Technical Report.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** Areas potentially used by wildlife for nesting and migration may exist within the boundaries of the project site. Evaluation of temporary and/or long-term effects of the project on any corridors or linkages will be included and discussed within the context of the EIR and Biological Resources Technical Report. Should impacts to wildlife corridors be identified as a result of the impacts analysis, the applicant will be required to demonstrate the mitigation, and how wildlife movement paths or nursery areas will be protected and maintained in the future.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project is for a Major Use Permit for a sand and gravel mining operation, which is exempt from compliance with the Resource Protection Ordinance (RPO). However, conformance with the County's RPO conditions for

exemption as defined in Article V.4 must be demonstrated for approval of the Major Use Permit.

The proposed project is within Major and Minor Amendment Areas of the Multiple Species Conservation Program (MSCP). Therefore, amendments will be required for conformance with the MSCP and Biological Mitigation Ordinance (BMO).

All potential conflicts with the MSCP and RPO exemption requirements will be discussed in the Biological Resources Technical Report and in the EIR.

**V. CULTURAL RESOURCES** -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- ☒ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

- ☐ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** Based on a review of the EIR prepared for the East Otay Mesa Specific Plan (EOMSP) it has been determined that there may be historical resources present within the project site. The project has been previously surveyed; therefore, a review of survey(s) completed on the site is required to determine the absence and/or presence of historical resources and the potential affects of the proposed project on such resources. If historical resources are present, an assessment of the resources will be required to determine their significance pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA). The project is for a Major Use Permit for a sand and gravel mining operation, which is exempt from compliance with the Resource Protection Ordinance (RPO). The results of the cultural survey must be discussed in the context of the EIR and Cultural Resources Report prepared for the project.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- ☒ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

- ☐ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** Based on a review of the EIR prepared for the East Otay Mesa Specific Plan (EOMSP) it has been determined that there may be archaeological resources within the project site. The project has been previously

surveyed; therefore, a review of the survey(s) completed on the site is required to determine the absence and/or presence of archaeological resources and the potential affects of the proposed project on such resources. If archaeological resources are present, an assessment of the resources will be required to determine their significance pursuant to Section 15064.5 of CEQA. The project is for a Major Use Permit for a sand and gravel mining operation, which is exempt from compliance with the Resource Protection Ordinance (RPO). The results of the cultural survey must be discussed in the context of the EIR and Cultural Resources Report prepared for this project.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☒ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Unless Mitigation Incorporated:** A review of the paleontological resource maps prepared by the San Diego Museum of Natural History indicates that a portion of the project site is within the Otay Formation. This formation has been assigned a high sensitivity because of the occurrence of important remains of diverse assemblages of terrestrial vertebrates. Therefore, based on the paleontological resource maps the proposed project is located in an area that is likely to contain important fossil remains. In response to this potential impact, paleontological monitoring will be required during appropriate phases of the project to mitigate any potential impacts. Discussion of potential impacts to paleontological resources and mitigation will be included within the context of the EIR prepared for this project.

d) Disturb any human remains, including those interred outside of formal cemeteries?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** Based on a review of the EIR prepared for the East Otay Mesa Specific Plan (EOMSP) it has been determined that there are archaeological resources within a one-mile perimeter of the project. The project has been previously surveyed; therefore, a review of the survey(s) completed on this site to determine the absence and/or presence of human remains is required pursuant to Section 15064.5 of CEQA. The project is for a Major Use Permit for a sand and gravel mining operation, which is exempt from compliance with the RPO. If human remains are discovered, the

County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. The results of the cultural survey must be discussed in the context of the EIR and Cultural Resources Report prepared for this project.

**VI. GEOLOGY AND SOILS** -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  
Refer to Division of Mines and Geology Special Publication 42.

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

- ☐ Less than Significant Impact  
☒ No Impact

Discussion/Explanation:

**No Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

- ☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The Uniform Building Code (UBC) and the California Building Code (CBC) classify all San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. In addition, the project will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code for any buildings constructed on-site. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance



of a building or grading permit. Furthermore, the project is for a rock quarry that will not include the construction of any habitable structures on-site. Therefore, there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is located within the western portion of the Peninsular Ranges batholith. The Peninsular Ranges batholith extends from the Santa Ana Mountains southward through San Diego County, into Baja California. Rock types within the western batholith are generally pre-batholithic, volcanic, and metavolcanic rocks. This geologic environment of fractured crystalline rock is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Furthermore, the project is for a rock quarry that will not include the construction of any habitable structures on-site. Therefore, there will be no impact from the exposure of people to adverse effects from a known area susceptible to ground failure.

iv. Landslides?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The site is located within a very low to marginal landslide susceptibility zone. Review by County staff has determined that the project area does not show evidence of either pre-existing or potential conditions that could become unstable in the event of seismic activity. Within the draft Reclamation Plan prepared for the project, a maximum cut height of 305 feet and maximum cut slope ratio of 1:1 are proposed for reclaimed areas. The project is subject to the Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code Section 2710 et seq.) and the State Mining and Geology Board regulations for surface mining and reclamation practice (CCR Title 14, Chapter 8, Article 1, Section 3500 et seq.; Article 9, Section 3700 et seq.). CCR Section 3502 (b)(3) stipulates that whenever final slopes approach the critical gradient, the slope stability will be analyzed for the type of material involved. A Geotechnical Report containing an engineering analysis of the slope stability of the reclaimed slopes has been requested. The results of the Geotechnical Report must be

discussed in the context of the EIR prepared for the project. Due to these factors, it has been found that the project may result in significantly increased landslide potential and therefore, will be analyzed within the context of the EIR and Geotechnical Report.

b) Result in substantial soil erosion or the loss of topsoil?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project is for a rock quarry that will result in unprotected erodible soils and will alter topography and drainage patterns. Within the draft Reclamation Plan prepared for the project, a maximum cut height of 305 feet and maximum cut slope ratio of 1:1 are proposed for reclaimed areas. As stated above, a Geotechnical Report containing an engineering analysis of the slope stability of the reclaimed slopes has been requested. The results of the Geotechnical Report must be discussed in the context of the EIR prepared for the project. Due to these factors, it has been found that the project may result in significantly increased erosion potential and therefore, will be analyzed within the context of the EIR and supporting technical documents.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The proposed project is consistent with the geological formations underlying the site and is located within a very low to marginal landslide susceptibility zone. The project site is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California.

However, as stated above, the project is for a rock quarry that will result in maximum cut heights and slope ratios that warrant the need for the preparation of a Geotechnical Report containing an engineering analysis of the slope stability of the reclaimed slopes. Due to these factors, it has been found that the project may result in significantly increased potential for geologic hazards landslide potential and therefore, will be analyzed within the context of the EIR and Geotechnical Report.

For further information, refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The project does not contain expansive soils as defined by Table 18-1-B of the Uniform Building Code (1994). The soils on-site are SnG (San Miguel-Exchequer rocky silt loams), HrD (Huerhuero loam), and DaD and DaC (Diablo clay). The SnG (San Miguel-Exchequer rocky silt loams) and HrD (Huerhuero loam) soil types occur within the extraction area. In addition, the proposed project is for a rock quarry that will not include the construction of any habitable structures on-site. However, all of the on-site soils have a high shrink-swell behavior and represent substantial risks to life or property. This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973.

A Reclamation Plan is required to address the methods in which reclamation, including reestablishment and revegetation of the site, will be accomplished for the project. The expansive on-site soil materials used to reclaim the site may result in potentially significant impacts for future uses of the site. The Reclamation Plan will include discussions regarding the type of materials that will be used for the reclaiming of the site, as well as the intended future use of the site following reclamation. The Reclamation Plan will be included as an appendix to the EIR and discussed in the EIR.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is for a Major Use Permit for a rock quarry. Portable toilettes will be provided for use by employees of the operation. The project does not propose any septic tanks or alternative wastewater disposal systems for disposal of human waste.

**VII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The proposed project does require blasting of aggregate materials. The transfer, storage, or use of the blasting materials could result in a significant risk of accidental explosion. The use of the materials, as well as transfer and storage must be included in the EIR. Additionally, a SDG&E gas and electric transmission easement currently traverses the project site and damage of the gas pipeline could result in a significant hazard to the public and environment. Therefore, the project applicant must provide a plan for the avoidance of the pipeline and possible mitigation or design that would ensure no significant release would occur from the operation of the proposed project. This plan and any identified mitigation or design measures will be discussed within the EIR prepared for this project.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located within one-quarter mile of and existing or proposed school and the project does not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on an existing or proposed school.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for an airport; or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

**Less than Significant Impact:** The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The proposed project is adjacent to wildlands that have the potential to support wildland fires and may result in an increase in risk of fire hazard. The project will be required to comply with the regulations relating to emergency access, water supply, and defensible space for any structures on-site as specified in the Uniform Fire Code, Article 0 and Appendix II-A, Section 16, as adopted and amended by the local fire protection district. A Fire Management Plan and Emergency Access Plan is required for the proposed project and will be discussed within the EIR prepared for this project.

i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

**No Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially

increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

a) Violate any waste discharge requirements?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** Permits regulating industrial stormwater runoff include NPDES General Permit for Discharges of Storm Water Associated with Industrial Activities. One of the requirements through the Industrial Storm Water Permit, which is obtained from the State Water Resources Control Board, is the preparation of a Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit controls and allows for the discharge of stormwater associated with industrial activities and is needed for industrial businesses falling within certain categories or that conduct business under certain Standard Industrial Classification codes. Compliance with these regulations relating to waste discharge will be analyzed within the context of the EIR and supporting technical documents.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project lies in the Otay Valley (910.2 and 911.12) hydrologic subareas, within the Otay and Tijuana hydrologic units. According to the Clean Water Act Section 303(d) list, July 2003, although portions of the Pacific Ocean at Coronado are impaired for coliform bacteria, no portion of the Otay River, which is tributary to the Pacific Ocean, is impaired. Constituents of concern in the Otay watershed include coliform bacteria, trace metals and other toxic constituents.

However, portions of the Tijuana River watershed are impaired. The Tijuana River is impaired for bacteria indicators, eutrophication, low dissolved oxygen, pesticides, solids, synthetic organics, trace elements, and trash; Tijuana River Estuary is impaired for bacteria indicators, eutrophication, lead, low dissolved solids, nickel, pesticides, thallium, and trash; and the Pacific Ocean at the Tijuana River mouth is impaired for



bacteria indicators. Constituents of concern in the Tijuana River watershed include: Freshwater: coliform bacteria, nutrients, trace metals, pesticides, miscellaneous toxics, low dissolved oxygen, and trash; Groundwater: total dissolved solids, nitrates, petroleum, MTBE, and solvents.

The project is for a rock quarry that could contribute additional pollutants to the Otay and Tijuana hydrologic units. Therefore, the EIR and supporting technical documents must discuss appropriate site design measures and/or source control BMPs and/or treatment control BMPs that will be employed as required by the Watershed Protection Ordinance (WPO).

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The Regional Water Quality Control Board (RWQCB) has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project lies in the Otay River (910.20) and Spring Canyon (911.12) hydrologic subareas, within the Otay and Tijuana hydrologic units. The Otay River Watershed have the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and groundwater: municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; contact water recreation; non-contact water recreation; warm freshwater habitat; wildlife habitat; and, rare, threatened, or endangered species habitat.

The Tijuana River Watershed has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs, lakes and groundwater: municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; freshwater replenishment; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; preservation of biological habitats of special significance; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

As proposed, the project could cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Therefore, the EIR and supporting technical documents must discuss appropriate site design measures and/or source control BMPs and/or treatment control BMPs that will be employed as required by the WPO. Also, the EIR must discuss how potential pollutants will be reduced in any runoff to the maximum extent practicable such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The project will obtain its water supply from the Otay Water District that obtains water from surface reservoirs or other imported water source. However, the project may use groundwater for processing and operation. The estimated water consumption for the project is 75 acre-feet per year (afy). Because the project proposes the possible use of groundwater, a technical investigation into the availability of groundwater resources for the project is required. The investigation must meet the requirements of the San Diego County Groundwater Ordinance No. 7994 (New Series) and follow the recommendations given within the County Standards for the Site Specific Hydrogeologic Investigations. Therefore, it has been found that the project may result in significant impacts to groundwater supplies and therefore, will be analyzed within the context of the EIR and the Groundwater Investigation.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The project is for a rock quarry that will result in unprotected erodible soils, and will alter existing drainage and topography. Due to these factors, it has been found that the project may result in significantly increased erosion or siltation on- and off-site and therefore, will be analyzed within the context of the EIR and Preliminary Drainage Study.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- ☒ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The project is for a rock quarry that will alter existing topography and drainage patterns. Due to these factors, it has been found that the project may result in significantly increased rate and/or amount of surface runoff that could result in flooding on- and/or off-site. Therefore, the EIR and Preliminary Drainage Study must analyze and discuss the project's affect on surface runoff.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- ☒ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The project is for a rock quarry that will alter existing topography and drainage patterns. Therefore, the EIR and Preliminary Drainage Study must analyze and discuss the project's affect on surface runoff in relation to existing and planned storm water drainage systems.

- h) Provide substantial additional sources of polluted runoff?

- ☒ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The project will have several potential sources of polluted runoff primarily from, but not limited to, on-site equipment, maintenance, and trucking activities. Therefore, the EIR must analyze and discuss appropriate site design measures and/or source control BMPs and/or treatment control BMPs that will be employed as required by the WPO. Also, the EIR must discuss how potential pollutants will be reduced in any runoff to the maximum extent practicable, such that the project will not result in any substantial additional sources of polluted runoff.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or potential off-site improvement locations; therefore, no impact will occur.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** No 100-year flood hazard areas were identified on the project site or potential off-site improvement locations; therefore, no impact will occur.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

I) Inundation by seiche, tsunami, or mudflow?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

i. SEICHE

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

**No Impact:** The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

**No Impact:** Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area is not located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, the project does propose land disturbance that will expose soils and the project is not located downstream from exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**IX. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes to extend the water supply system to the project site. However, the proposed project will not significantly disrupt or divide the established community because the surrounding area is currently undeveloped, with the exception of some industrial development located to the west of the project site. Therefore, the project will not significantly disrupt or divide the established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is subject to the Regional Land Use Element Policy 2.4 Non-Urban Residential Designations and Policy 2.6 Special Purpose Designations. As noted in the Project Description, the Major Use Permit project area has a General Plan Land Use Designation of (21) Specific Plan Area. The project is consistent with the General Plan because a mining operation is an acceptable use in the applicable designations.

The property is zoned S88, which permits mining operations under the Mining and Processing Use Type pursuant to the Zoning Ordinance Section 2725.e. Therefore, the proposed project is consistent with the applicable plans and zone.

**X. MINERAL RESOURCES** -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is for a rock quarry, which would involve the extraction of construction aggregates. The materials removed from the site will be used for the region's residents. Therefore, there will be no adverse impact to the value and use of mineral resources located on the site.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is zoned S88 and is not identified as a County delineated mineral resource recovery site. However, the proposed project is for a rock quarry, which would involve the extraction of construction aggregates. The materials removed from the site will be used for the region's residents. Therefore, there will be no adverse impact to the value and use of mineral resources located on the site.

**XI. NOISE** -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project would require the extraction, including blasting, processing and hauling of materials within the San Diego region. There are no existing residences within a one-mile radius of the project site. However, existing industrial operations are located within the surrounding area. Additionally, the project may result in potential significant impacts to sensitive biological habitats. Noise levels should not exceed the 60 dBA levels in areas where sensitive animal species may be located.

The other major noise impact could result from project-related traffic traveling to and from the project site on a daily basis. The applicant estimates that 526 truck trips (1,052 ADT) and additional 100 ADT from employees would occur on Otay Mesa Road and Highway 905 as a result of the proposed project. An analysis of the potential CNEL increase to existing off-site residences or noise sensitive areas is required to satisfy requirements of the County Noise Element. The analysis of project-related traffic depends on the truck route and schedule for the transport of these materials, which must be included in the Reclamation Plan, acoustical analysis, and EIR. The noise study should also evaluate any on-site exterior noise generators to be used on the project such as backhoes and loaders in order to demonstrate they comply with the sound level limits of the County Noise Ordinance (Section 36.404). All of the above

information will be included in an acoustical analysis prepared for the proposed project, as well as the EIR.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project would require the extraction, including blasting, processing and hauling of materials within the San Diego region. Additional information regarding activities on the site, such as blasting, rock crushing or other proposed activities where groundbourne vibrations may result, is necessary. With this additional information, a determination can be made by staff as to whether a potential significant impact from groundbourne vibrations will occur as a result of the project and if mitigation is required.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project would require the extraction, including blasting, processing and hauling of materials within the San Diego region. The project will result in a considerable permanent (for the life of the Major Use Permit) increase in existing ambient noise levels in the project vicinity. An analysis of the potential CNEL increase to existing off-site noise sensitive receptors is required to satisfy requirements of the County Noise Element. Additionally, the project may result in potential significant impacts to sensitive biological habitats. Noise levels should not exceed the 60 dBA levels in areas where sensitive animal species may be located.

The analysis of project-related traffic depends on the truck route and schedule for the transport of these materials, which must be included in the Reclamation Plan, acoustical analysis, and EIR. The noise study should also evaluate any on-site exterior noise generators to be used on the project such as backhoes and loaders in order to demonstrate they comply with the sound level limits of the County Noise Ordinance (Section 36.404 ). All of the above information will be included in an acoustical analysis prepared for the proposed project, as well as the EIR.



- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project does involve a rock quarry, which would allow for the extraction of construction aggregates and is regulated under the County Noise Ordinance (Section 36.404). However, this project may be considered an extractive industry for this application, and the applicable hourly average property line sound level limit shall be 75 decibels (A) without consideration of the zoning of the adjacent properties. In order for the Department to make a determination on the project's conformance with County noise standards, the applicant must demonstrate that the hourly average sound levels do not exceed the appropriate threshold at any property line, as the most stringent Ordinance condition for the project.

Additionally, the project may result in potential significant impacts to sensitive biological habitats. Noise levels should not exceed the 60-dBA levels in areas where sensitive animal species may be located.

To determine compliance to the County Noise Ordinance and ensure that no adjacent sensitive biological resources will be impacted, a noise study is required, and will be included in the EIR prepared for this project.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a CLUP for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

**XII. POPULATION AND HOUSING** -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan Amendments, Specific Plan Amendments, or Zone Reclassifications. The project may utilize water from the Otay Water District. Should the use of District water be pursued, annexation into the District and extension of water lines will be required. However, the annexation and extension of water to the project area were proposed and addressed in the EIR prepared for the EOMSP, in which the extension of services was found to not be growth inducing. Therefore, the proposed project would not result in impacts from growth inducement.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not displace any existing housing since the site is currently vacant.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not displace a substantial number of people since the site is currently vacant.

**XIII. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Fire and police protection services will be provided for the project site. However, the proposed project will not result in the need for significantly altered services or facilities. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the

environment because the project does not require new or significantly altered services or facilities to be constructed.

#### **XIV. RECREATION**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

#### **XV. TRANSPORTATION/TRAFFIC** -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project would require the extraction, processing, and hauling of materials within the San Diego region. The project will generate approximately truck trips (1,052 ADT) and an additional 100 ADT from employees, for a total of 1,152 ADT. The haul route proposed for the project in the Reclamation Plan would utilize Otay Mesa Road and Highway 905. A Traffic Impact Analysis (TIA) is required to provide a complete analysis of affected roadways and intersections, including a cumulative analysis, to identify potential significant impacts. The results of the TIA shall also be discussed in the context of the EIR.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?

- ☒ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The project will generate approximately 526 truck trips (1,052 ADT) and an additional 100 ADT from employees, for a total of 1,152 ADT. As proposed, the project may result, either directly and/or cumulatively, in the degradation of level of service standards established by the County congestion management agency. The TIA will address all potential significant impacts (both direct and cumulative) related to increased traffic volumes within a designated impact area. The results of the TIA shall also be discussed in the context of the EIR.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact  
☒ No Impact

Discussion/Explanation:

**No Impact:** The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The proposed project will take access directly off Alta Road. Adequate sight distance will be required for the proposed project based on County requirements. A sight distance study is required for the project for both directions of Alta Road from the project entrance. The results of the sight distance study shall also be discussed in the context of the EIR.

e) Result in inadequate emergency access?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** Due to the proximity of the project to wildlands, the project may increase the risk of wildland fires. Therefore, the applicant is required to prepare an emergency access plan. A discussion of the plan will be included in the EIR prepared for this project.

f) Result in inadequate parking capacity?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The Zoning Ordinance Section 6766 Parking Schedule requires provision for on-site parking spaces. The project site contains enough area to provide the necessary parking to be consistent with the Ordinance; therefore, the proposed project will not result in insufficient parking capacity.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project does not propose any hazards or barriers for pedestrians or bicyclists on adjacent roadways. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists.

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

**No Impact:** The project does not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). The employees of the operation will be provided portable toilettes, which will be managed by the owner and waste will be transported off-site. Therefore, the project will not exceed any wastewater treatment requirements.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

**No Impact:** The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** Permits regulating industrial stormwater runoff include NPDES General Permit for Discharges of Storm Water Associated with Industrial Activities. One of the requirements through the Industrial Storm Water Permit, which is obtained from the State Water Resources Control Board, is the preparation of a Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit controls and allows for the discharge of stormwater associated with industrial activities and is needed for industrial businesses falling within certain categories or that conduct business under certain Standard Industrial Classification codes. Any necessary stormwater drainage facilities or other water quality mechanisms required for this project will be outlined in the SWPPP and Preliminary Drainage Study that will be prepared for the project. Therefore, the project could result in significant environmental effects associated with new stormwater drainage facilities.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project requires water service from the Otay Water District (OWD). A Service Availability Letter from the District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. The project site is within OWD's Sphere of Influence but annexation is required. Therefore, the project with annexation will have sufficient water supplies available to serve the project.

The project may use groundwater for processing and operation. The estimated water consumption for the project is 75 acre-feet per year (afy). Because the project proposed the possible use of groundwater, a technical investigation into the availability of groundwater resources for the project is required. The analysis of groundwater supplies will be analyzed within the context of the EIR and the Groundwater Investigation.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |



Discussion/Explanation:

**No Impact:** The proposed project for a rock quarry and will not produce any wastewater. Additionally, portable toilettes will be provided for the employees of the project. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Implementation of the project will generate minimal amounts of solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project will generate minimal amounts of solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility

and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☐ No Impact

**Discussion/Explanation:**

**Potentially Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. As a result of this evaluation, the project was determined to have potential significant effects related to sensitive species and habitat modification, impacts to riparian habitat and wetlands, wildlife corridors, historical and archaeological resources, interred human remains, and paleontological resources. While mitigation may be proposed that would reduce these effects to a level below significance, the specific measures and effectiveness of such mitigation to clearly reduce the impact to a level below significance is unknown. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance and would require discussion and analysis of the above issues in the context of the EIR.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to aesthetics, air quality, biology, cultural/historical resources, geology and soils, hazards, hydrology and water quality, noise, traffic, and utilities and services. While mitigation may be proposed that could reduce these cumulative effects to a level below significance, the specific mitigation measures and effectiveness of the mitigation to clearly reduce the impact to a level below significance is unknown. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance. A list of past, present, and future projects will be provided and a detailed analysis will be included in the context of the EIR to address the above potentially significant cumulative impacts.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in Sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects related to the above listed issues. As stated above, in response to XVII(a) and (b), this project has been determined to potentially meet the Mandatory Findings of Significance and would require discussion and analysis of the above issues in the context of the EIR.

## **XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

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Vibration Impact Assessment*, April 1995.  
(<http://ntl.bts.gov/data/rail05/rail05.html>)

International Standard Organization (ISO), ISO 362; ISO  
1996 1-3; ISO 3095; and ISO 3740-3747. ([www.iso.ch](http://www.iso.ch))

U.S. Department of Transportation, Federal Highway  
Administration, Office of Environment and Planning, Noise  
and Air Quality Branch. "Highway Traffic Noise Analysis  
and Abatement Policy and Guidance," Washington, D.C.,  
June 1995. (<http://www.fhwa.dot.gov/>)

#### POPULATION & HOUSING

Housing and Community Development Act of 1974, 42 USC  
5309, Title 42--The Public Health And Welfare, Chapter  
69--Community Development, United States Congress,  
August 22, 1974. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

National Housing Act (Cranston-Gonzales), Title 12, Ch. 13.  
([www4.law.cornell.edu](http://www4.law.cornell.edu))

San Diego Association of Governments Population and Housing Estimates, November 2000. ([www.sandag.org](http://www.sandag.org))  
US Census Bureau, Census 2000. (<http://www.census.gov/>)

#### RECREATION

County of San Diego Code of Regulatory Ordinances, Title 8, Division 10, Chapter PLDO, §810.101 et seq. Park Lands Dedication Ordinance. ([www.amlegal.com](http://www.amlegal.com))

#### TRANSPORTATION/TRAFFIC

California Aeronautics Act, Public Utilities Code, Section 21001 et seq. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Department of Transportation, Division of Aeronautics, California Airport Land Use Planning Handbook, January 2002.

California Department of Transportation, Environmental Program Environmental Engineering – Noise, Air Quality, and Hazardous Waste Management Office. "Traffic Noise Analysis Protocol for New Highway Construction and Reconstruction Projects," October 1998. ([www.dot.ca.gov](http://www.dot.ca.gov))

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Street and Highways Code. California Street and Highways Code, Section 260-283. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

Office of Planning, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, April 1995.

San Diego Association of Governments, 2020 Regional Transportation Plan. Prepared by the San Diego Association of Governments. ([www.sandag.org](http://www.sandag.org))

San Diego Association of Governments, Comprehensive Land Use Plan for Borrego Valley Airport (1986), Brown Field (1995), Fallbrook Community Airpark (1991), Gillespie Field (1989), McClellan-Palomar Airport (1994). ([www.sandag.org](http://www.sandag.org))

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77. ([www.gpoaccess.gov](http://www.gpoaccess.gov))

#### UTILITIES & SERVICE SYSTEMS

California Code of Regulations (CCR), Title 14. Natural Resources Division, CIWMB Division 7; and Title 27, Environmental Protection Division 2, Solid Waste. ([ccr.oal.ca.gov](http://ccr.oal.ca.gov))

California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

United States Department of Agriculture, Natural Resource Conservation Service LESA System.

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973.

US Census Bureau, Census 2000.

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77.

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

ND05-05\0419004-ISF:jcr



Notice of Completion and Environmental  
Document Transmittal Form

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044--916/445-0613

See NOTE Below

SCH # \_\_\_\_\_

1. Project Title: Otay Hills Project; P04-004, RP 04-001, ER 04-19-004

2. Lead Agency: San Diego County, DPLU

3a. Street Address: 5201 Ruffin Road, Suite B

3b. County: San Diego County

3. Contact Person: Alyssa Maxson

3b. City: San Diego

3d. Zip: 92123-1666

3e. Phone: (858) 694-3737

Project Location

4. County: County of San Diego

4b. Assessor's Parcel Nos. 648-050-13, 14, 15, 16, 17; 648-040-34, 648-080-13, 14, 25

4c. Section: 29 & 32 Twp: 18 South

5a. Cross Streets: Otay Mesa Rd. and Alta Rd.

6. Within 2 Miles: a. State Hwy #: None

c. Railways: None

4a. City/Community: East Otay Mesa Planning Area

Range: 1 East

5b. For Rural, Nearest Community: Otay Mesa

b. Airports: None

c. Waterways: None

7. Document Type

CEQA: 01. ☒ NOP

02. ☐ Early Cons

03. ☐ Neg Dec

04. ☐ Draft EIR

05. ☐ Supplemental/Subsequent EIR  
(Prior SCH No.: \_\_\_\_\_)

06. ☐ NOE

07. ☐ NOC

08. ☐ NOD

NEPA: 09. ☒ NOI

10. ☐ FONSI

11. ☐ Draft EIS

12. ☐ EA

OTHER: 13. ☐ Joint Document

14. ☐ Final Document

15. ☐ Other \_\_\_\_\_

8. Local Action Type

01. ☐ General Plan Update

02. ☐ New Element

03. ☐ General Plan Amendment

04. ☐ Master Plan

05. ☐ Annexation

06. ☐ Specific Plan

07. ☐ Community Plan

08. ☐ Redevelopment

09. ☐ Rezone

10. ☐ Land Division (Subdivision,  
Parcel Map, Tract Map, etc.)

11. ☒ Use Permit

12. ☐ Waste Mgmt Plan

13. ☐ Cancel Ag Preserve

14. ☒ Reclamation Plan

9. Development Type

01. ☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

02. ☐ Office: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

03. ☐ Shopping/Commercial Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_

04. ☐ Industrial: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

05. ☐ Water Facilities: MGD \_\_\_\_\_

06. ☐ Transportation: Type \_\_\_\_\_

07. ☒ Mining: Mineral \_\_\_\_\_ Construction Aggregate \_\_\_\_\_

08. ☐ Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
Employees \_\_\_\_\_

09. ☐ Waste Treatment: Type \_\_\_\_\_

10. ☐ OCS Related

11. ☐ Other: \_\_\_\_\_

10. Total Acres 210 acres

11. Total Jobs Created Unknown

12. Project Issues Discussed in Document

01. ☒ Aesthetic/visual

02. ☐ Agricultural Land

03. ☒ Air Quality

04. ☒ Archaeology/Historical

05. ☐ Coastal Zone

06. ☐ Economic

07. ☒ Fire Hazard

08. ☒ Flooding/Drainage

09. ☒ Geologic/Seismic

10. ☐ Jobs/Housing Balance

11. ☐ Minerals

12. ☒ Noise

13. ☐ Public Services

14. ☐ Schools

15. ☐ Septic Systems

16. ☐ Sewer Capacity

17. ☐ Social

18. ☒ Soil Erosion

19. ☐ Solid Waste

20. ☒ Toxic/Hazardous

21. ☒ Traffic/Circulation

22. ☒ Vegetation

23. ☒ Water Quality

24. ☒ Water Supply

25. ☒ Wetland/Riparian

26. ☒ Wildlife

27. ☐ Growth Inducing

28. ☐ Incompatible Land Use

29. ☒ Cumulative Effects

30. ☐ Dark Skies

31. ☒ Public Health and Safety

13. Funding (approx.)

Federal \$ None

State \$ None

Total \$ None

14. Present Land Use and Zoning: The proposed project is subject to the Regional Land Use Element Policy 2.4 Non-Urban Residential Designations and Policy 2.6 Special Purpose Designations. The project area has a General Plan Land Use Designation of (21) Specific Plan Area and is zoned S88, which permits mining operations under the Mining and Processing Use Type pursuant to the Zoning Ordinance Section 2725.e. The Major Use Permit boundary is within the East Otay Mesa Specific Plan, in the Otay Subregional Plan Area.

15. Project Description: The proposed project is a Major Use Permit and Reclamation Plan for the Otay Hills Project. The Major Use Permit project area consists of the excavation of construction aggregates and associated activities on 210 acres of a larger 550-acre ownership. Aggregate materials will be extracted in four phases over an approximate 50-year period, with a maximum cut slope height of approximately 305 feet. Anticipated production levels are 0.6 to 1.5 million tons per year and blasting will occur approximately once per week. The volume of excavation proposed is 50 million cubic yards at a maximum cut slope ratio of 1:1.

16. Signature of Lead Agency Representative Alyssa Maxson

Date 5/20/05

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in.

Reviewing Agencies

- |   |   |
|---|---|
| <input type="checkbox"/> Resources Agency                               | <input checked="" type="checkbox"/> Caltrans District <u>11</u>                         |
| <input type="checkbox"/> Boating & Waterways                            | <input type="checkbox"/> Dept. Of Transportation Planning                               |
| <input type="checkbox"/> Conservation                                   | <input type="checkbox"/> Aeronautics  |
| <input checked="" type="checkbox"/> Fish and Game                       | <input type="checkbox"/> California Highway Patrol                                      |
| <input type="checkbox"/> Forestry                                       | <input type="checkbox"/> Housing and Community Dev't                                    |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> Statewide Health Planning                                      |
| <input checked="" type="checkbox"/> Dept. Water Resources               | <input type="checkbox"/> Health   |
| <input checked="" type="checkbox"/> Reclamation                         | <input type="checkbox"/> Food and Agriculture   |
| <input type="checkbox"/> Parks & Recreation                             | <input type="checkbox"/> Public Utilities Commission                                    |
| <input type="checkbox"/> Office of Historic Preservation                | <input type="checkbox"/> Public Works   |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Corrections  |
| <input type="checkbox"/> S.F. Bay Cons & Dev't Commission               | <input type="checkbox"/> General Services   |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> OLA  |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> Santa Monica Mountains   |
| <input type="checkbox"/> State Lands Commission                         | <input type="checkbox"/> TRPA   |
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> OPR - OLGA   |
| <input type="checkbox"/> Solid Waste Management Board                   | <input type="checkbox"/> OPR - Coastal  |
| <input type="checkbox"/> SWRCB: Sacramento                              | <input checked="" type="checkbox"/> Bureau of Land Management                           |
| <input checked="" type="checkbox"/> RWQCB: Region #9                    | <input type="checkbox"/> Forest Service   |
| <input type="checkbox"/> Water Rights                                   | <input checked="" type="checkbox"/> Other: Conservation - Division of Mines and Geology |
| <input type="checkbox"/> Water Quality                                  | <input type="checkbox"/> Other _____  |

**For SCH Use Only:**

Date Received at SCH _____	Catalog Number _____
Date Review Starts _____	Applicant _____
Date to Agencies _____	Consultant _____
Date to SCH _____	Contact _____ Phone _____
Clearance Date _____	Address _____

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GRADING NOTES

1. THE ENGINEER OF WORK WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE OWNER SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
2. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
3. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DIRECTOR OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
4. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES.
- SAN DIEGO GAS & ELECTRIC 1-800-227-2600  
PACIFIC BELL 1-800-227-2600  
CABLE TELEVISION 1-800-227-2600  
OTAY WATER DISTRICT 1-800-227-2600
5. PROTECTION OF EXISTING UTILITIES:
- THE OWNER IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ANY PAVEMENT OR OTHER EXISTING SURFACE IMPROVEMENTS DAMAGED BY THE OWNER SHALL BE REPLACED AS REQUIRED BY THE COUNTY OF SAN DIEGO ENGINEERING DEPARTMENT. EXISTING UTILITIES SHOWN HEREON ARE PLOTTED FROM RECORD DATA AND MAY NOT NECESSARILY BE WHERE SHOWN. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE LOCATION PRIOR TO CONSTRUCTION.
6. BRUSH REMOVAL:
- BRUSH SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED.
- FINISH GRADING:
- CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OR CROSS SECTION. THE FINAL SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND DISPOSED OF.
7. GENERAL UTILITY NOTES
- EXPLORATORY EXCAVATION REQUIRED:
- OWNER WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF EXCAVATION TO PREVENT DAMAGE TO SAID UTILITIES.
- ALL EXISTING UTILITIES WITHIN THE SITE, AND THOSE ADJACENT TO THE SITE WHICH ARE AFFECTED BY THE WORK PROPOSED TO BE DONE ARE SHOWN ON THIS PLAN. THE UTILITY COMPANIES HAVE REVIEWED THESE PLANS AND ARE SATISFIED WITH THE ARRANGEMENTS MADE BY THE PERMITEE TO PROTECT OR RELOCATE THE UTILITIES.
8. IT SHALL BE THE OWNER'S RESPONSIBILITY TO BACKFILL ALL WELLS, SEPTIC TANKS, AND CISTERNS FOUND ON SITE.
9. EXISTING UTILITIES OR STRUCTURES ARE SHOWN ACCORDING TO THE RECORDS OF THE FOLLOWING COMPANIES AND HAVE BEEN EXAMINED TO VERIFY THAT THEY OWN NO UTILITIES OR STRUCTURES WHICH WILL BE AFFECTED BY THE PROPOSED GRADING.
- SAN DIEGO GAS & ELECTRIC COMPANY: 1-800-422-4133
10. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.
11. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTIONS 87.403 AND 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF DPW.
12. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 5:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
13. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
14. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE RECLAMATION PLANS, THE PERMITEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FORM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.

15. SLOPE RATIOS:

CUT -- 1:1 (MAXIMUM) FOR ALL SLOPES  
FILL -- 2:1 (MAXIMUM) FOR ALL SLOPES  
DEVIATIONS FROM THE ABOVE WILL REQUIRE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AFTER REVIEW OF A REPORT FROM A SOILS ENGINEER.

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

17. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-10, DS-11, D-75.

18. COMPACTION TESTING AND A COMPACTION REPORT IS REQUIRED FOR ALL FILL THAT IS OVER 12" IN DEPTH.

19. FINISHED GRADING SHALL BE CERTIFIED BY A REGISTERED CIVIL GEOTECHNICAL ENGINEER AND INSPECTED BY THE COUNTY ENGINEER FOR DRAINAGE CLEARANCE. (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH GRADING BECAUSE OF POTENTIAL SURFACE DRAINAGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION.)

20. NO SLOPE SHALL BE ESTABLISHED HAVING A GRADE STEEPER THAN 100%. TEMPORARY VERTICAL CUTS IN INCREMENTS OF 100 FEET SHALL BE PERMITTED UNTIL THE END OF THE WORKING WEEK AT WHICH TIME THE VERTICAL CUT MUST BE BACKFILLED.

PHASING

THE PROPOSED MINERAL RESOURCE RECOVERY PROJECT WILL BE DEVELOPED IN FOUR DISTINCT PHASES PLUS A RECLAMATION PHASE. THE TIMING OF PHASES 2-4 MAY CHANGE IN THE FUTURE DEPENDING UPON PROJECT AND LAND USE NEEDS, SUCH THAT THE PHASE ORDER MAY CHANGE AND MORE THAN ONE PHASE MAY BE IN USE AT ANY ONE TIME. THE PHASES ARE AS FOLLOWS:

PHASE 1 -- SITE PREPARATION

SITE PREPARATION INVOLVES INITIAL GRADING TO ESTABLISH ACCESS ROUTES, EXTEND WATER AND POWER SERVICE TO THE SITE, A GRADED PAD AREA FOR THE PROCESSING PLANT LOCATION, AND COMMENCEMENT OF EXTRACTIVE OPERATIONS.

PHASE 2 -- CENTRAL AREA

PHASE 2 INVOLVES REMOVAL OF RESOURCES IN THE CENTRAL AREA OF THE PROJECT. THIS PHASE IS EXPECTED TO CONTINUE FOR APPROXIMATELY 5 TO 10 YEARS AND WILL RESULT IN THE DEVELOPMENT OF A NEARLY LEVEL PAD APPROXIMATELY 48.6 ACRES IN SIZE. UPON COMPLETION, THE LAND FORM WILL CONTAIN AN EASTERLY CUT SLOPE WHICH WILL BE SET ASIDE IN AN OPEN SPACE EASEMENT TO ACT AS A BIOLOGICAL BUFFER TO THE PROPOSED OPEN SPACE AREAS. THIS BIOLOGICAL BUFFER SLOPE WILL DEFINE THE EASTERN PERIMETER OF THE SITE WITH A NEARLY LEVEL PAD OCCUPYING THE CENTRAL AND WESTERN PORTIONS OF THE PHASE 2 AREA. AS OPERATIONS PROGRESS IN THIS PHASE, PAD AREAS WILL BE GRADED TO ESTABLISH THE FINAL LANDFORM. THE RESULTANT PAD WILL BE SUITABLE FOR DEVELOPMENT CONSISTENT WITH THE UNDERLYING LAND USE ALLOWANCES.

PHASE 3 -- SOUTH AREA

PHASE 3 INVOLVES RECOVERY OF RESOURCES FROM THE SOUTHERN PORTION OF THE SITE. REMOVAL OF MATERIALS FROM THIS AREA WILL CONTINUE FOR APPROXIMATELY 5 YEARS AND WILL RESULT IN THE DEVELOPMENT OF A NEARLY LEVEL PAD OF APPROXIMATELY 29.1 ACRES. AS OPERATIONS PROGRESS IN THIS PHASE, PAD AREAS WILL BE GRADED TO ESTABLISH THE FINAL LANDFORM. THE RESULTANT PAD WILL BE SUITABLE FOR DEVELOPMENT CONSISTENT WITH THE UNDERLYING LAND USE REGULATIONS.

PHASE 4 -- NORTH AREA

RESOURCE RECOVERY IN THE NORTH WILL COMMENCE IMMEDIATELY ADJACENT TO THE PROCESSING PLANT. PHASE 4 WILL CONTINUE FOR APPROXIMATELY 30-40 YEARS. UPON COMPLETION, THE LANDFORM WILL EXHIBIT AN EASTERLY CUT SLOPE WHICH WILL BE SET ASIDE IN AN OPEN SPACE EASEMENT TO ACT AS A BIOLOGICAL BUFFER TO THE PROPOSED OPEN SPACE AREAS. THIS BIOLOGICAL BUFFER SLOPE WILL DEFINE THE EASTERN PERIMETER OF THE SITE WITH A NEARLY LEVEL PAD OCCUPYING THE CENTRAL AND WESTERN PORTIONS OF THE PHASE 4 AREA. THE PAD AREA OF PHASE 1 AND 4 WILL TOTAL APPROXIMATELY 91.2 ACRES. A PORTION OF THE PAD AREA WILL BE SET ASIDE FOR A BIOLOGICAL OPEN SPACE AREA AND THE REMAINING AREA WOULD BE SUITABLE FOR DEVELOPMENT CONSISTENT WITH THE UNDERLYING LAND USE REGULATIONS.

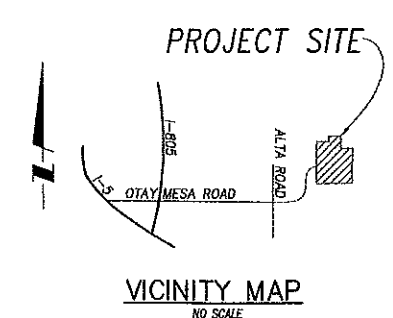
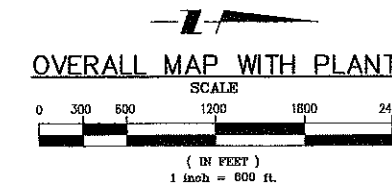
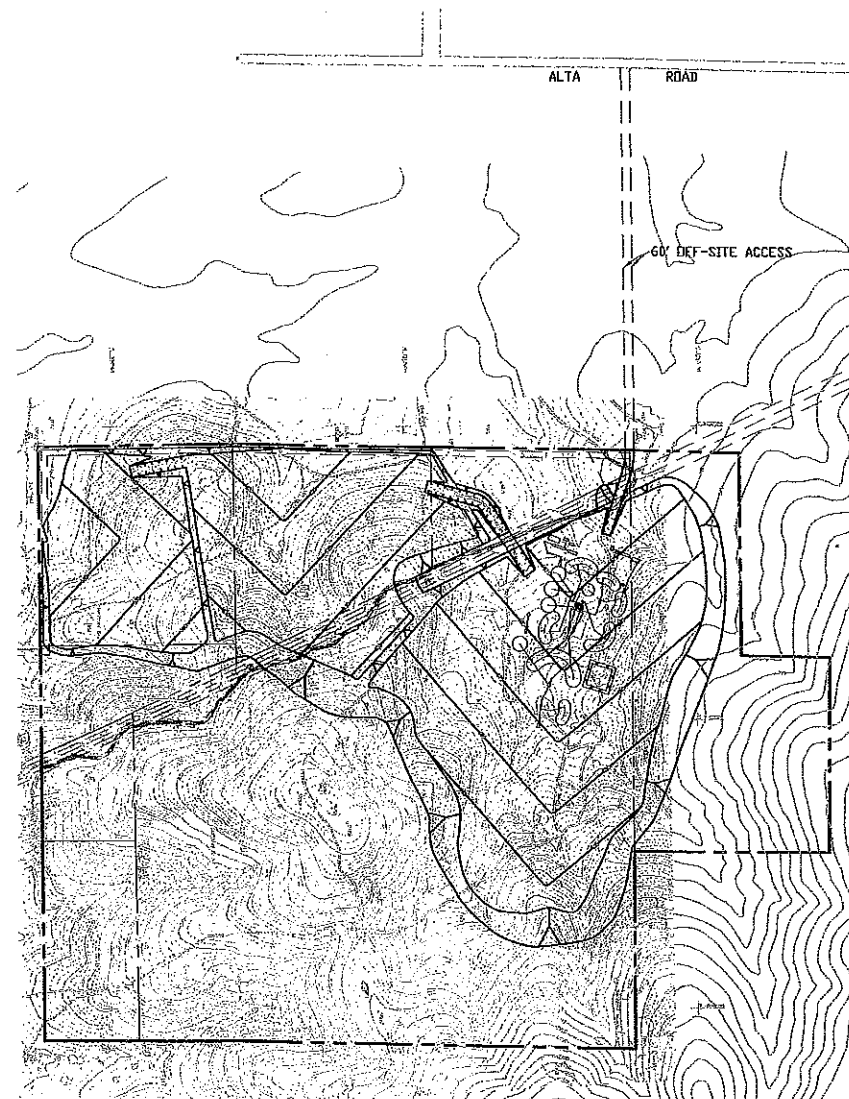
LEGEND

- EXISTING CONTOUR  
EXISTING SPOT ELEVATION  
PROPOSED CONTOUR  
PROPOSED GRADE  
FINISH GRADE ELEVATION  
PROPERTY LINE  
PROPOSED SLOPE

SYMBOL

- 925---  
x 1012.7  
---685---  
10%  
FG 673.0  
-P-  
Y

OTAY HILLS QUARRY  
EXTRACTION SITE



LEGAL DESCRIPTION

THE SITE IS LOCATED WITHIN A PORTION OF SECTION 29 AND SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN.

PROJECT DESCRIPTION

THE PROJECT PROPOSES A MINERAL RESOURCE RECOVERY OPERATION AND ASSOCIATED ACTIVITIES TO CREATE CONSTRUCTION AGGREGATES AND MATERIALS. THE PLOT PLAN ALLOWS OVER 26 MILLION CUBIC YARDS OF EXCAVATION. MINERAL RESOURCE RECOVERY OPERATIONS WILL BE THROUGH THE USE OF DRILLING AND BLASTING TO FRACTURE ROCKS, WHICH WILL THEN BE CRUSHED AND SORTED. A CONCRETE AND ASPHALT BATCH PLANT WILL BE LOCATED ON-SITE. SITE ACCESS WILL BE FROM ALTA ROAD.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2003 EDITION), THE REGIONAL SUPPLEMENT AMENDMENTS (2003 EDITION), THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS (DATED JULY 2000).

OWNERS

OTAY HILLS, LLC  
1508 MISSION ROAD  
ESCONDIDO, CA 92029  
(760) 745-0556

D&D LANDHOLDINGS AND  
KYDDLE & ROLFO FT NO 1 LLC, C/O NATIONAL ENTERPRISES  
5440 MOREHOUSE DRIVE, SUITE 4000  
SAN DIEGO, CA 92121

PERMITEE

SUPERIOR READY MIX CONCRETE  
1508 W. MISSION ROAD  
ESCONDIDO, CA 92029  
(760) 745-0556

ASSESSOR'S PARCEL NUMBERS

648-050-13, 14, 15, 16, 17  
648-080-13, 14, 25, 26

DECLARATION OF RESPONSIBLE CHARGE

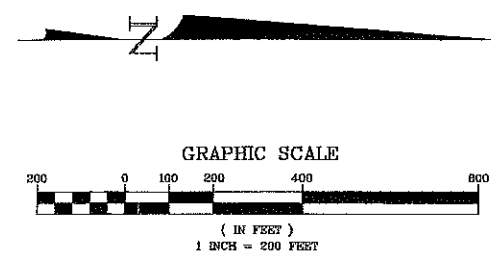
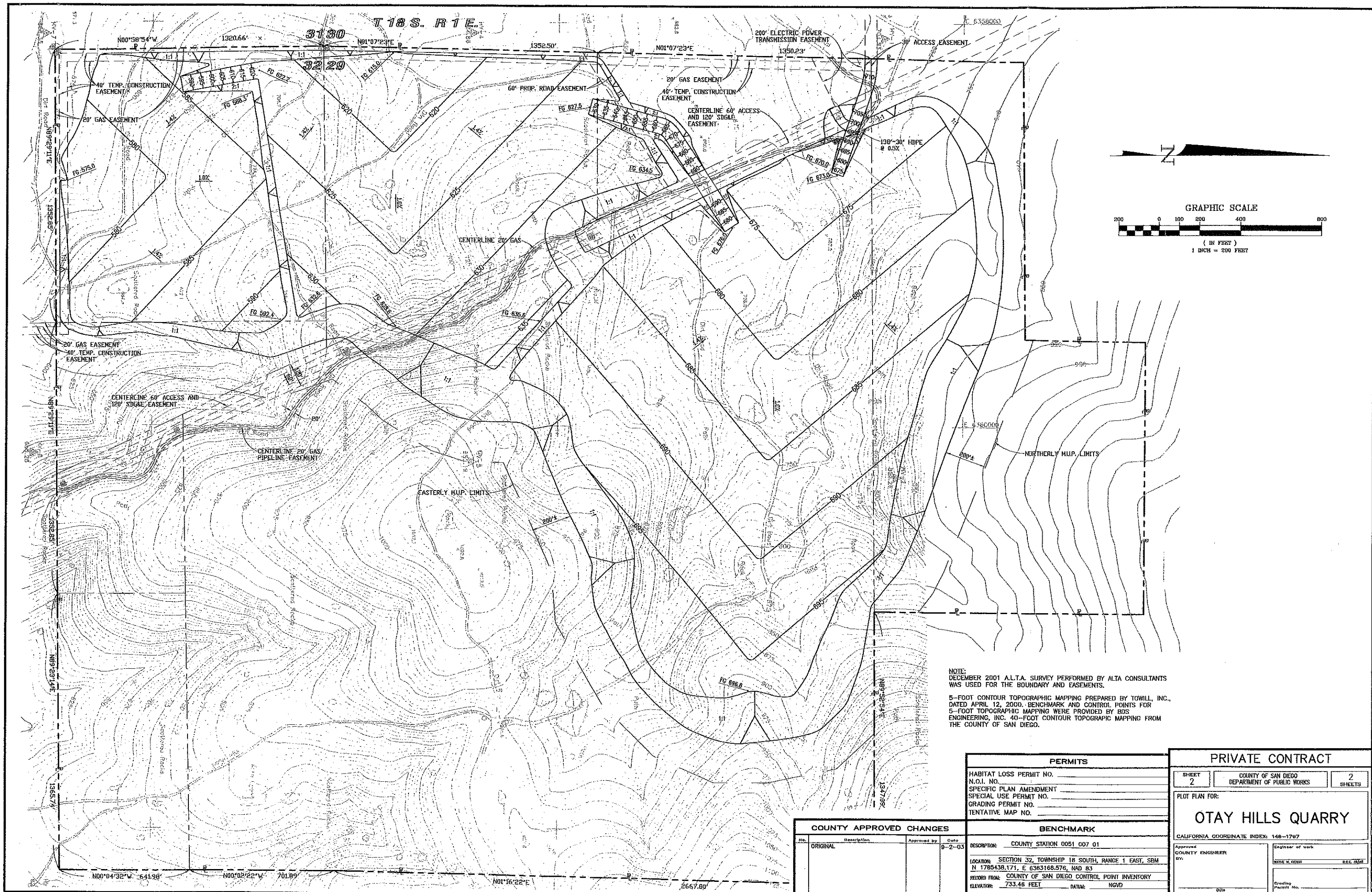
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

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

WAYNE W. CHANG  
CHANG CONSULTANTS  
13104 WINSTANLEY WAY  
SAN DIEGO, CA 92130  
PHONE: (858) 692-0760

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

<b>PERMITS</b>		<b>PRIVATE CONTRACT</b>	
HABITAT LOSS PERMIT NO. _____ N.O.I. NO. _____ SPECIFIC PLAN AMENDMENT _____ SPECIAL USE PERMIT NO. _____ GRADING PERMIT NO. _____ TENTATIVE MAP NO. _____		SHEET 1 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 2 SHEETS	
<b>COUNTY APPROVED CHANGES</b>		<b>OTAY HILLS QUARRY</b>	
No. ORIGINAL Description Approved by Date 9-2-03		CALIFORNIA COORDINATE INDEX: 146-1797	
DESCRIPTION: COUNTY STATION 0051 007 01		Approved COUNTY ENGINEER BY: DATE	
LOCATION: SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SBM N 1785438.171, E 6363168.576, NAD 83		Engineer of work WAYNE W. CHANG R.C.E. 46548	
RECORD FROM: COUNTY OF SAN DIEGO CONTROL POINT INVENTORY		Grading Permit No. _____	
ELEVATION: 733.46 FEET DATE: NGVD		Date _____	



NOTE:  
DECEMBER 2001 A.L.T.A. SURVEY PERFORMED BY ALTA CONSULTANTS  
WAS USED FOR THE BOUNDARY AND EASEMENTS.

5-FOOT CONTOUR TOPOGRAPHIC MAPPING PREPARED BY TOWILL, INC.,  
DATED APRIL 12, 2000. BENCHMARK AND CONTROL POINTS FOR  
5-FOOT TOPOGRAPHIC MAPPING WERE PROVIDED BY BDS  
ENGINEERING, INC. 40-FOOT CONTOUR TOPOGRAPHIC MAPPING FROM  
THE COUNTY OF SAN DIEGO.

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

PRIVATE CONTRACT		
SHEET 2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	2 SHEETS

PLOT PLAN FOR:

### OTAY HILLS QUARRY

CALIFORNIA COORDINATE INDEX: 148-1797

Approved COUNTY ENGINEER BY:	Engineer of work NAME & CHIEF REG. NO.
Grading Permit No.	

COUNTY APPROVED CHANGES			
No.	ORIGINAL	Description	Approved by
			9-2-03

BENCHMARK	
DESCRIPTION:	COUNTY STATION 0051 007 01
LOCATION:	SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SBM N 1785438.171, E 6363168.576, NAD 83
RECORD FROM:	COUNTY OF SAN DIEGO CONTROL POINT INVENTORY
ELEVATION:	733.46 FEET
DATE:	NOV 01

FILE NO.

ENGINEER'S NAME: CHANG CONSULTANTS  
DATE: NOV 01 10:07 AM

A. MAXSON



Arnold  
Schwarzenegger  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Sean Walsh  
Director

Notice of Preparation

May 26, 2005

RECEIVED  
JUN 2 2005

DEPT OF PLANNING & LAND USE

To: Reviewing Agencies

Re: Otay Hills Project; P04-004, RP 04-001, ER 04-19-004  
SCH# 2005051151

Attached for your review and comment is the Notice of Preparation (NOP) for the Otay Hills Project; PO4-004, RP 04-001, ER 04-19-004 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Alyssa Maxson  
San Diego County Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Senior Planner, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2005051151  
**Project Title** Otay Hills Project; P04-004, RP 04-001, ER 04-19-004  
**Lead Agency** San Diego County Department of Planning and Land Use

**Type** NOP Notice of Preparation

**Description** The proposed project is a Major Use Permit and Reclamation Plan for the Otay Hills Project. The Major Use Permit project area consists of the excavation of construction aggregates and associated activities on 210 acres of a larger 550-acre ownership. Aggregate materials will be extracted in four phases over an approximate 50-year period, with a maximum cut slope height of approximately 305 feet. Anticipated production levels are 0.6 to 1.5 million tons per year and blasting will occur approximately once per week. The volume of excavation proposed is 50 million cubic yards at a maximum cut slope ratio of 1:1.

**Lead Agency Contact**

**Name** Alyssa Maxson  
**Agency** San Diego County Department of Planning and Land Use  
**Phone** (858) 694-3737 **Fax**  
**email**  
**Address** 5201 Ruffin Road, Suite B  
**City** San Diego **State** CA **Zip** 92123-1666

**Project Location**

**County** San Diego  
**City**  
**Region**  
**Cross Streets** Otay Mesa Road and Alta Road  
**Parcel No.** 648-050-13,14,15,16,17;648-040-34,648-080-13,14,25  
**Township** 18S **Range** 1E **Section** 29&32 **Base**

**Proximity to:**

**Highways**

**Airports**

**Railways**

**Waterways**

**Schools**

**Land Use** Regional Land Use Element Policy 2.4 Non-Urban Residential Designations and Policy 2.6 Special Purpose Designations. The project area has a General Plan Land Use Designation of (21) Specific Plan Area and is zoned S88, which permits mining operations under the Mining and Processing Use Type pursuant to the Zoning Ordinance Section 2725.e. The Major Use Permit boundary is within the East Otay Mesa Specific Plan, in the Otay Subregional Plan Area.

**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Forest Land/Fire Hazard; Flood Plain/Flooding; Drainage/Absorption; Geologic/Seismic; Noise; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Supply; Water Quality; Wetland/Riparian; Wildlife; Cumulative Effects; Public Services

**Reviewing Agencies** Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; California Highway Patrol; Caltrans, District 11; Air Resources Board, Major Industrial Projects; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9

**Date Received** 05/26/2005 **Start of Review** 05/26/2005 **End of Review** 06/24/2005

Note: Blanks in data fields result from insufficient information provided by lead agency.



# IOP Distribution List

County: San Diego

SCH#

2005051151

## Resources Agency

☐ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
David Johnson

☐ California Coastal Commission  
Elizabeth A. Fuchs

☐ Colorado River Board  
Gerald R. Zimmerman

☐ Dept. of Conservation  
Roseanne Taylor

☐ California Energy Commission  
Environmental Office

☐ Dept. of Forestry & Fire Protection  
Allen Robertson

☐ Office of Historic Preservation  
Wayne Donaldson

☐ Dept. of Parks & Recreation  
B. Noah Tligham  
Environmental Stewardship Section

☐ Reclamation Board  
DeeDee Jones

☐ Santa Monica Mountains Conservancy  
Paul Edelman

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam

☐ Dept. of Water Resources  
Resources Agency  
Nadell Gayou

## Fish and Game

☐ Depart. of Fish & Game  
Scott Flint  
Environmental Services Division

☐ Fish & Game Region 1  
Donald Koch

☐ Fish & Game Region 2  
Banky Curtis

☐ Fish & Game Region 3  
Robert Floerke

☐ Fish & Game Region 4  
William Laudermilk

☒ Fish & Game Region 5  
Don Chadwick  
Habitat Conservation Program

☐ Fish & Game Region 6  
Gabrina Gatchel  
Habitat Conservation Program

☐ Fish & Game Region 6 I/M  
Tammy Allen  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Game M  
George Isaac  
Marine Region

## Other Departments

☐ Food & Agriculture  
Steve Shaffer  
Dept. of Food and Agriculture

☐ Dept. of General Services  
Public School Construction

☐ Dept. of General Services  
Robert Sleppy  
Environmental Services Section

☐ Dept. of Health Services  
Veronica Rameriz  
Dept. of Health/Drinking Water

## Independent Commissions/Boards

☐ Coachella Valley Mountains Conservancy  
Debbie Eddy

☐ Delta Protection Commission  
Dennis Castriello

☐ Governor's Office of Planning & Research  
State Clearinghouse

☒ Native American Heritage Comm.  
Debbie Treadway

☐ Public Utilities Commission  
Ken Lewis

☐ San Gabriel & Lower LA Rivers Conservancy  
San Joaquin River

☒ State Lands Commission  
Jean Sarino

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

## Business, Trans & Housing

☐ Caltrans - Division of Aeronautics  
Sandy Hesnard

☐ Caltrans - Planning  
Terri Pencovic

☒ California Highway Patrol  
John Olejnik  
Office of Special Projects

☐ Housing & Community Development  
Lisa Nichols  
Housing Policy Division

## Dept. of Transportation

☐ Caltrans, District 1  
Mike Eagan

☐ Caltrans, District 2  
Don Anderson

☐ Caltrans, District 3  
Jeff Pulverman

☐ Caltrans, District 4  
Tim Sable

☐ Caltrans, District 5  
David Murray

☐ Caltrans, District 6  
Marc Blimbaum

☐ Caltrans, District 7  
Cheryl J. Powell

☐ Caltrans, District 8  
John Pagano

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☒ Caltrans, District 11  
Marlo Orso

☐ Caltrans, District 12  
Bob Joseph

## Cal EPA

☐ Air Resources Board  
Airport Projects  
Jim Lerner

☐ Transportation Projects  
Kurt Karperos

☒ Industrial Projects  
Mike Tollstrup

☐ California Integrated Waste Management Board  
Sue O'Leary

☐ State Water Resources Control Board  
Jim Hockenberry  
Division of Financial Assistance

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Steven Herrera  
Division of Water Rights

☒ Dept. of Toxic Substances Control  
CEQA Tracking Center

☐ Department of Pesticide Regulation

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Jonathan Bishop  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☒ RWQCB 9  
San Diego Region (9)

☐ Other

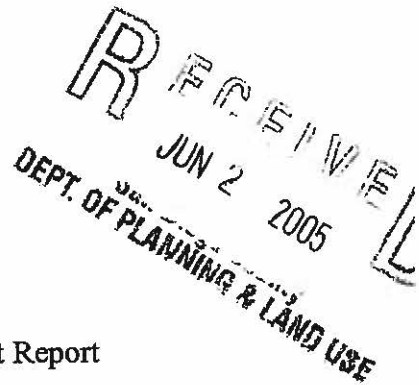
A - MAXSON



## San Diego County Archaeological Society, Inc

Environmental Review Committee

31 May 2005



To: Ms. Alyssa Maxson  
Department of Planning and Land Use  
County of San Diego  
5201 Ruffin Road, Suite B  
San Diego, California 92123-1666

Subject: Notice of Preparation of a Draft Environmental Impact Report  
Otay Hills Project  
P04-004, RP 04-001, ER 04-19-004

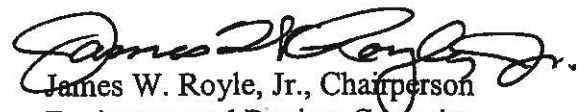
Dear Ms. Maxson:

Thank you for the Notice of Preparation for the subject project, received by this Society last week.

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the County's environmental review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File





1600 Pacific Highway • Room 452 • San Diego, CA 92101  
(619) 531-5400 • FAX (619) 557-4190

San Diego Local Agency Formation Commission

Website: [www.sdlafco.org](http://www.sdlafco.org)

*maxson*

**Chairman**

Bud Pocklington  
South Bay Irrigation District

**Vice Chairman**

Andrew L. Vanderlaan  
Public Member

**Members**

Donna Frye  
Councilmember  
City of San Diego

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Councilmember  
City of Poway

Patty Davis  
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City of Chula Vista

Bill Horn  
County Board of  
Supervisors

Dianne Jacob  
County Board of  
Supervisors

Andrew J. Menshek  
Special District  
Representative

**Alternate Members**

Greg Cox  
County Board of  
Supervisors

Harry Mathis  
Public Member

(Vacant)  
Special District  
Representative

(Vacant)  
Councilmember  
City Representative

(Vacant)  
Councilmember  
City of San Diego

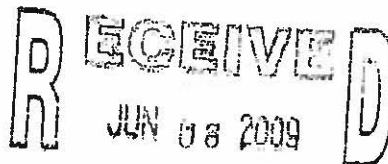
**Executive Officer**

Michael D. Ott

**Counsel**

William D. Smith

June 6, 2005



San Diego County  
DEPT. OF PLANNING & LAND USE  
Alyssa Maxson, Project Manager  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

**SUBJECT:** Notice of Preparation of an Environmental Impact Statement/Environmental Impact Report (P04-004, RP 04-001, ER 04-19-004; Otay Hills)

Thank you for allowing the San Diego LAFCO to provide comments on the above referenced project. LAFCO is responsible for encouraging the efficient provision of public services and has purview over changes to local government organization and any associated sphere of influence actions. Usually, LAFCO is a responsible agency for environmental review when jurisdictional boundary changes and/or sphere amendments are proposed.

The initial study indicates that the project site needs to be annexed to the Otay Water District (OWD) for the provision of water services. However, based on LAFCO's records, the site is already within the OWD. Therefore, the proposed project requires no changes to local governmental organization and/or adopted spheres of influence, and it appears LAFCO will not be a responsible agency for environmental review under the California Environmental Quality Act. In addition, the EIR should state that the project site is already within the San Diego Rural Fire Protection District and no jurisdictional boundary changes are necessary regarding the provision of fire protection services.

If you have any questions, or need further assistance, please contact me at (619) 531-5400.

MICHAEL D. OTT  
Executive Officer

MDO:trl

STATE OF CALIFORNIA

Arnold Schwarzenegger Governor

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax



June 9, 2005

Ms. Alyssa Maxson  
San Diego County DPLU  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

Re: Otay Hills project; P04-004, RP 04-001, ER 04-19-004  
SCH# 2005051151

Dear Ms. Maxson:

Thank you for the opportunity to comment on the above-mentioned document. The Commission was able to perform a record search of its Sacred Lands File for the project area, which failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the Sacred Lands File does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Early consultation with tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed is a list of Native Americans individuals/organizations that may have knowledge of cultural resources in the project area. The Commission makes no recommendation of a single individual or group over another. Please contact all those listed; if they cannot supply you with specific information, they may be able to recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If you have not received a response within two weeks' time, we recommend that you follow-up with a telephone call to make sure that the information was received.

Lack of surface evidence of archeological resources does not preclude the existence of archeological resources. Lead agencies should consider avoidance, as defined in Section 15370 of the CEQA Guidelines, when significant cultural resources could be affected by a project. Provisions should also be included for accidentally discovered archeological resources during construction per California Environmental Quality Act (CEQA), Public Resources Code §15084.5 (f). Health and Safety Code §7050.5; and Public Resources Code §5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery and should be included in all environmental documents. If you have any questions, please contact me at (916) 653-6251.

Sincerely,



Carol Gaubatz  
Program Analyst

Cc: State Clearinghouse

**Native American Contacts**  
San Diego County  
June 9, 2005

Barona Group of the Capitan Grande  
Rhonda Welch-Scalco, Chairperson  
1095 Barona Road Diegueno  
Lakeside, CA 92040  
sue@barona.org  
(619) 443-6612

Ewiiapaayp EPA Office  
James Robertson, Cultural Resources Coordinator  
4208 Willows Road Kumeyaay  
Alpine, CA 91903-2250  
jhrhut@sctdv.net  
(619) 445-6315 - voice  
(619) 72206134 - fax

Barona Group of the Capitan Grande  
ATTN: David Baron  
1095 Barona Road Diegueno  
Lakeside, CA 92040  
(619) 443-6612

Ewiiapaayp Tribal Office  
Harlan Pinto, Sr., Chairperson  
PO Box 2250 Kumeyaay  
Alpine, CA 91903-2250  
wmicklin@leaningrock.net  
(619) 445-6315 - voice  
(619) 445-9126 - fax

Barona Group of the Capitan Grande  
ATTN: EPA Specialist  
1095 Barona Road Diegueno  
Lakeside, CA 92040  
sue@barona.org  
(619) 443-6612

Ewiiapaayp Tribal Office  
Will Micklin, Executive Director  
PO Box 2250 Kumeyaay  
Alpine, CA 91903-2250  
wmicklin@leaningrock.net  
(619) 445-6315 - voice  
(619) 445-9126 - fax

Campo Band of Mission Indians  
H. Paul Cuero, Jr., Chairperson  
36190 Church Road, Suite 1 Kumeyaay  
Campo, CA 91906  
chairgoff@aol.com  
(619) 478-9046  
(619) 478-5818 Fax

Ewiiapaayp Tribal Office  
Michael Garcia, EPA Director  
PO Box 2250 Kumeyaay  
Alpine, CA 91903-2250  
michaelg@leaningrock.net  
(619) 445-6315 - voice  
(619) 445-9126 - fax

Campo Band of Mission Indians  
ATTN: EPA Specialist  
36190 Church Road, Suite 1 Kumeyaay  
Campo, CA 91906  
(619) 478-9046  
(619) 478-5818 Fax

Inaja Band of Mission Indians  
Rebecca Osuna, Spokesperson  
309 S. Maple Street Diegueno  
Escondido, CA 92025  
inaja\_cosmite@hotmail.com  
(760) 737-7628  
(760) 747-8568 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed Otay Hills Project; P04-004-RP 04-001, ER 04-19-004, SCH# 2005051151, San Diego County.

**Native American Contacts**  
San Diego County  
June 9, 2005

Jamul Indian Village  
Leon Acevedo, Chairperson  
P.O. Box 612  
Jamul, CA 91935  
jamulrez@pacbell.net  
(619) 669-4785  
Fax: (619) 669-4817

Diegueno/Kumeyaay

La Posta Band of Mission Indians  
ATTN: EPA Director  
PO Box 1120  
Boulevard, CA 91905  
(619) 478-2113

Diegueno

Kumeyaay Cultural Heritage Preservation  
Paul Cuero  
36190 Church Road, Suite 5  
Campo, CA 91906  
(619) 478-9046  
(619) 478-9505  
(619) 478-5818 Fax

Diegueno/ Kumeyaay

Manzanita Band of Mission Indians  
Leroy J. Elliott, Chairperson  
PO Box 1302  
Boulevard, CA 91905  
(619) 766-4930  
(619) 766-4957 Fax

Kumeyaay

Kumeyaay Cultural Historic Committee  
Ron Christman  
56 Viejas Grade Road  
Alpine, CA 92001  
(619) 445-0385

Diegueno/Kumeyaay

Manzanita Band of Mission Indians  
ATTN: EPA Director  
PO Box 1302  
Boulevard, CA 91905  
(619) 766-4930  
(619) 766-4957 Fax

Kumeyaay

Kumeyaay Cultural Repatriation Committee  
Steve Banegas, Spokesperson  
1095 Barona Road  
Lakeside, CA 92040  
(619) 443-6612  
(619) 443-0681 FAX

Diegueno/Kumeyaay

Mesa Grande Band of Mission Indians  
Mike Linton, Chairperson  
P.O. Box 270  
Santa Ysabel, CA 92070  
mesagrandeband@msn.com  
(760) 782-3818  
(760) 782-9092 Fax

Diegueno

La Posta Band of Mission Indians  
Gwendolyn Parada, Chairperson  
PO Box 1120  
Boulevard, CA 91905  
laposta1@aol.com  
(619) 478-2113

Diegueno

San Pasqual Band of Mission Indians  
Allen E. Lawson, Chairperson  
PO Box 365  
Valley Center, CA 92082  
(760) 749-3200  
(760) 749-3876 Fax

Diegueno

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**Native American Contacts**  
San Diego County  
June 9, 2005

Santa Ysabel Band of Diegueno Indians  
Johnny Hernandez, Spokesman  
PO Box 130 Diegueno  
Santa Ysabel , CA 92070  
brandietaylor@yahoo.com  
(760) 765-0845  
(760) 765-0320 Fax

Viejas Band of Mission Indians  
Anthony Pico, Chairperson  
PO Box 908 Diegueno/Kumeyaay  
Alpine , CA 91903  
daquilar@viejas-nsn.gov  
(619) 445-3810  
(619) 445-5337 Fax

Santa Ysabel Band of Diegueno Indians  
Brandie Taylor, Tribal Administrator  
PO Box 130 Diegueno  
Santa Ysabel , CA 92070  
brandietaylor@yahoo.com  
(760) 765-0845  
(760) 765-0320 Fax

Santa Ysabel Band of Diegueno Indians  
Bernice Paipa, Cultural Resources Coordinator  
PO Box 937 Diegueno  
Boulevard , CA 91905  
bjpaipa@hotmail.com  
619-478-2113

Santa Ysabel Band of Diegueno Indians  
Rodney Kephart, Environmental Coordinator  
PO Box 130 Diegueno  
Santa Ysabel , CA 92070  
syirod@aol.com  
(760) 765-2903

Sycuan Band of Mission Indians  
Danny Tucker, Chairperson  
5459 Dehesa Road Diegueno/Kumeyaay  
El Cajon , CA 92021  
sycuan.com  
619 445-2613  
619 445-1927 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed Otay Hills Project; P04-004-RP 04-001, ER 04-19-004, SCH# 2005051151, San Diego County.

## DEPARTMENT OF TRANSPORTATION

DISTRICT 11

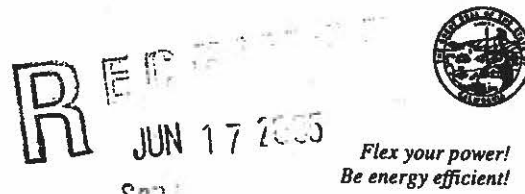
P. O. BOX 85406, MS 50

SAN DIEGO, CA 92186-5406

PHONE (619) 688-6954

FAX (619) 688-4299

TTY (619) 688-6670



June 14, 2005

11-SD-905  
PM 10.6

Ms. Alyssa Maxson  
San Diego County  
Dept. of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

Dear Ms. Maxson:

Notice of Preparation (NOP) for the Otay Hills Project: P04-004, RP 04-001, ER 04-19-04 draft Environmental Impact Report (EIR) SCH 2005051151.

The California Department of Transportation (Caltrans) comments are as follows:

- The EIR will need to address any potential impacts to State facilities, specifically Otay Mesa Road, State Route 125 (SR-125) and the new SR-905 freeway intersection of Buckman Springs Road and SR-94, and demonstrate any efforts to mitigate impacts to make the project compatible with Caltrans facilities.
- A traffic impact study is necessary to determine this proposed project's near-term and long term impacts to State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should be prepared in accordance with the *Caltrans Guide for the Preparation of Traffic Impact Studies*, dated January 2001 (TIS guide enclosed). Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide. All State-owned signalized intersections affected by this project should be analyzed using the intersecting lane vehicle (ILV) procedure from the Caltrans Highway Design Manual, Topic 406, page 400-21.

If you have any questions, please contact Trent Clark, Development Review Branch, at (619) 688-3140.

Sincerely,



MARIO H. ORSO, Chief  
Development Review Branch





**SAN DIEGO AUDUBON SOCIETY**  
4891 Pacific Highway, Suite 112 • San Diego CA 92110 • 619/682-7200

June 18, 2005

Via FAX: 858-694-3373

County of San Diego  
Department of Planning and Land Use  
Attention: Alyssa Maxson, Project Manager  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

Dear Ms. Maxson:

**Re: Otay Hills Project, P04-004, RP 04-001, ER 04-19-004**

This letter provides comments on the Notice of Preparation of an EIS/EIR for the Otay Hills Project. The proposed project is the creation of a 210-acre construction aggregates extraction operation within major and minor amendment areas of the Multiple Species Conservation Program. The San Diego Audubon Society implores the County of San Diego to address all of the possible impacts to sensitive species and habitats in their EIS/EIR of this project.

According to the NOP, the proposed project would occur within areas containing sensitive species such as California gnatcatcher, burrowing owl, and Quino checkerspot butterfly otay tarplant, dudleya, barrel cactus, marsh elder, and tecate cypress. There are also sensitive habitats within the project area such as Mule fat scrub, coastal sage scrub, chaparral, grasslands, and wetlands. The project would also be located within areas containing wildlife corridors. Impacts to these sensitive species and habitats could occur through habitat losses, fragmentation, and increases in ambient noise levels resulting from the proposed project. The urge that the EIR thoroughly evaluate the impacts to these essential, system level resources.

A thorough biological resources report would be needed to complete the EIS/EIR to identify the distribution and abundance of sensitive habitats and species. This biological resources report must include focused surveys for sensitive species and sensitive habitats and a jurisdictional wetland delineation report, including surveys for seasonal wetlands and vernal pools. The biological resources report would identify sensitive species and habitats and identify areas for development and operation where the least impact from the project would occur.

If impacts to sensitive habitats and/or species are expected as a result of the proposed project, adequate mitigation measures should be identified. On-site restoration and reclamation of the project site would be required at mitigation ratios approved by the County. However, the SDAS feels that the restoration and reclamation of the project

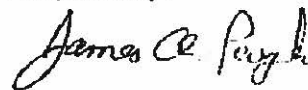
land at the end of the project (approximately 50 years) would not be sufficient mitigation. A major concern of the SDAS is the temporal loss of ecosystem function and habitat throughout the duration of the project. The SDAS feels that off-site mitigation, in addition to eventual restoration and reclamation of the project area, would be required during the lifetime of the project in order to mitigate for temporary impacts. And we urge that the habitat and wildlife value of the project be fully restored, on site, when the project ends. An additional concern of the SDAS is the likely loss of wildlife movement and dispersal corridors during the project. It is essential that fully functioning wildlife corridors be maintained throughout the duration of the project to mitigate for any that will be lost or degraded.

Due to possible impacts to sensitive species and wetlands, permits needed for approval of this project include Army Corps 404, Regional Water Quality Control Board 401, Department of Fish and Game 1603, and U.S. Fish and Wildlife Section 7 Consultation or Section 10a. To obtain these permits for the proposed project, substantial amounts of mitigation would be required. In order to reduce or avoid the mitigation required for this project to be viable, the impacts to sensitive species and habitats associated with this project should be minimized or avoided where possible. Impacts could be reduced by properly locating the proposed project within areas that do not contain sensitive species, habitats, or wildlife corridors. In addition, to avoid impacts of increased noise levels, noise levels must not exceed 60 dBA in areas where sensitive species occur and sufficient buffers and other means to reduce edge effects must be provided around sensitive species areas.

We urge that the EIR identify a project that will vigorously minimize the environmental impacts of this potentially damaging project and fully mitigate the remaining impacts, especially with respect to sensitive species and sensitive habitat types.

For questions or follow-up, I can be reached at 619-224-4591 or [peugh@cox.net](mailto:peugh@cox.net).

Respectfully,



James A. Peugh  
Conservation Committee Chair





Maxson

RECEIVED  
JUN 23 2005  
DEPARTMENT OF PLANNING  
AND LAND USE

June 21, 2005

County of San Diego  
Department of Planning and Land Use  
Alyssa Maxson, Project Manager  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

Subject: NOP for EIS/EIR; Otay Hills Project; P04-004, RP 04-001, ER 4-19-004

Dear Ms. Maxson:

SDG&E is submitting the following general and specific comments on the NOP for the above referenced project:

**General**

Access is critical to the continued maintenance, repair, upgrade, relocation, or construction of SDG&E's facilities and must be provided during and after grading and reclamation. Any grading, access roads or improvements that affect access to and along SDG&E easements and/or transmission lines must comply with "SDG&E Guidelines for Encroachment" and will require written consent from SDG&E, via a Permission to Grade Letter. Any changes in grade shall not direct drainage in a manner that increases the potential for erosion around SDG&E facilities or access roads.

Interim and final project grades shall be coordinated to assure clearances as required by California Public Utilities Commission General Order 95. The Draft EIR should include a description of SDG&E's transmission lines, easements, and identify the width of the right-of-way and transmission lines on any diagrams. The Draft EIR should include a description of any SDG&E utility/facility that could be impacted by the proposed project and identify the utility/facility on all diagrams.

Landscaping, revegetation and/or habitat enhancement plans for the project shall not inhibit SDG&E's access to facilities for purposes including, but not limited to, construction, upgrading, repair, operation or maintenance and shall not provide habitat for or encourage endangered species. SDG&E must review and give written approval for all landscape plans affecting its transmission corridor.

**Specific**

Page 2; Bullet point 9: Reference should be made to the SDG&E access roads and transmission facilities that are located on the site of the proposed mining and reclamation site. SDG&E's 120-foot wide right-of-way contains major 69kV and 230kV

Otay Hills NOP

Page 2 of 2

June 21, 2005

transmission lines that traverse the site from north to south. These transmission lines are critical in providing electricity to San Diego County and must be adequately maintained. Proposed grading and access roads for the project will cut off access to SDG&E facilities and could necessitate relocations at the applicant's expense. Suitable access roads will need to be replaced that are cut-off by grading and cut/fill slopes, and maintenance pads for the towers will need to be enlarged. It may be possible to relocate portions of the existing access road back into the 120-foot wide right-of-way. No grading will be allowed within 10-feet of wood poles and anchors and 20-feet of tower foundations.

Initial Study, Part IIIc) Air Quality: Insulator equipment associated with the transmission facilities in and around the project site is sensitive to impacts from dust. Insulators must be kept free from dust and require washing on a regular basis in order for the system to function safely and efficiently. Should dust be allowed to accumulate on the insulators, a dangerous incident known as a "flash-over" can occur. A flash-over is an arcing condition which can potentially cause fire and/or an interruption to service. This condition as well as ways to mitigate the situation should be discussed in the EIR/EIS.

Initial Study, Part VIb) Geology & Soils: The extensive grading proposed around SDG&E lattice towers could impact or undermine their stability as well as impact minimum overhead clearance requirements. Access roads must be maintained to the towers at all times and should not be included in any grading proposals unless suitable alternatives are provided. This should be addressed in the EIR/EIS.

Should you have any questions, feel free to contact me at 858-637-3702 or Kathy Babcock of the Land Management section at 858-654-1271.

Sincerely,

  
Beverly E. Blessent, AICP  
Senior Land Planner

Cc: Kathy Babcock  
Jill Perry

**THE CITY OF SAN DIEGO**

June 24, 2005

Alyssa Maxson  
County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road  
San Diego, CA 92123

Dear Ms. Maxson:

Subject: Otay Hills Project Notice of Preparation (Environmental Review No. ER 04-19-004)

The City of San Diego has received and reviewed a copy of the Notice of Preparation prepared for the Otay Hills mining/excavation project (Environmental Review No. ER 04-19-004) under the California Environmental Quality Act (CEQA). The City has certain concerns which it feels should be evaluated by the county in the CEQA documentation for the project as set forth below.

As you may be aware, the City is currently in the process of updating the Otay Mesa Community Plan for the area west of the Otay Hills project. We are currently evaluating various alternatives for the update, one of which would allow for approximately 20,000 residential units, along with various commercial, industrial and mixed-use developments. The proximity of these developments and any related cumulative impact issues should be thoroughly analyzed by the county in the CEQA documentation for the Otay Hills project.

Specifically, air quality and water quality issues appear likely to be significant for the Otay Hills project due to the amount of particulate matter and sedimentation that can be released during active mining operations. In addition, the truck route to be used for transport of extracted materials from the project should be analyzed. Traffic, noise, air quality and other impacts relating to the land uses analyzed in the Otay Mesa Community Plan update should be fully addressed.

In addition, local planning groups and other stakeholders have expressed interest in maintaining views and visual quality in Otay Mesa, including the current views of the San Ysidro Mountain foothills. The Otay Hills project proposes maximum cut slopes in this area in excess of 300 feet, which could negatively impact views. As such, the visual impacts associated with the Otay Hills project, and any proposed mitigation requirements, should be analyzed in the CEQA documentation that is prepared.

We understand that the county's current protocol and process for addressing cumulative impacts provides for full consideration of projects such as those included in the Otay Mesa Community Plan.

**Planning Department**

202 C Street, MS 5A • San Diego, CA 92101-3865

Tel (619) 236-6479 Fax (619) 236-6478

Page 2

Alyssa Maxson

June 24, 2005

We would like to confirm that this analysis will be extended to the Otay Mesa Community Plan update, including with respect to the issues described above. We can provide you with further information relating to the Otay Mesa Community Plan update at your request.

Please feel free to contact me if you have any questions at (619) 236-6153 or email address at [mstalheim@sandiego.gov](mailto:mstalheim@sandiego.gov).

Sincerely,



Maxx Stalheim  
Senior Planner

MS/ah

cc: S. Gail Goldberg, AICP, Planning Director, Planning Department  
Mary Wright, Program Manager, Planning Department  
Myra Herrmann,, Senior Environmentalist, Development Services  
Tom Oberbauer, Chief, MSCP Division, County of San Diego  
John Ponder, Attorney, Sheppard, Mullin, Richter & Hampton  
Donna Jones, Attorney, Sheppard, Mullin, Richter & Hampton  
Rob Hixson, Chair, Otay Mesa Planning Committee  
David Nielsen, President, MNA Consulting



U.S. Fish and Wildlife Service  
Carlsbad Fish and Wildlife Office  
6010 Hidden Valley Road  
Carlsbad, California 92011  
(760) 431-9440  
FAX (760) 431-5902 + 9618



California Department of Fish & Game  
South Coast Region  
4949 Viewridge Avenue  
San Diego, California 92123  
(858) 467-4201  
FAX (858) 467-4299

In Reply Refer To:  
FWS-SDG-1007.2

Gary L. Pryor, Director  
County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, California 92123-1666

**JUN 27 2005**

Attn: Alyssa Maxson

Re: Notice of Preparation of a Draft Environmental Impact Statement/Environmental Impact Report for the Superior Ready Mix Otay Hills Project, San Diego County, California (SCH# 2005051151; ER 04-19-001)

Dear Mr. Pryor:

The U.S. Fish and Wildlife Service (Service) and the Department of Fish and Game (Department), collectively the "Wildlife Agencies," have reviewed the Notice of Preparation (NOP) for a Draft Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) for the Otay Hills Project, dated May 26, 2005. It is unclear what the federal action is requiring preparation of an EIS and whether a Notice of Intent (NOI) to prepare an EIS been published. The comments provided herein are based on the information provided in the NOP; the Wildlife Agencies' knowledge of sensitive and declining vegetation communities in San Diego County; and our participation in regional conservation planning efforts.

The primary concern and mandate of the Service is the protection of public fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Endangered Species Act of 1973, as amended (Act) (16 U.S.C. 1531 *et seq.*). The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act, sections 15386 and 15381, respectively. The Department is responsible for the conservation, protection, and management of the state's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA) and other sections of the Fish and Game Code. The Department also administers the Natural Community Conservation Planning program.

**TAKE PRIDE  
IN AMERICA** 

Mr. Gary L. Prior, Director (FWS-SDG-1007.2)

2

The 210-acre project site is within a 550-acre ownership located at the eastern extension of Otay Mesa Road on the southwestern flank of the San Ysidro Mountains. The proposed project is a request for a Major Use Permit and Reclamation Plan for the excavation of construction aggregate in four phases over an approximate 50-year period, with a maximum cut slope height of approximately 305 feet. Anticipated production levels are 0.6 to 1.5 million tons per year and blasting will occur approximately once per week. The volume of excavation proposed is 50 million cubic yards at a maximum cut slope ratio of 1:1. Extraction and reclamation will occur consecutively. Reclamation of the site includes the creation of a nearly level pad of up to 165 acres in size and an open space easement along the eastern portion of the site.

The property is within the *Hillside Residential District* and *Mixed Industrial District* of the East Otay Mesa Specific Plan Subarea 2. Mineral rights on the eastern portion of the project site are held by the Bureau of Land Management (BLM). These lands are termed "Split Estate" because the surface is under private ownership, but BLM maintains the mineral rights. The project site is currently undeveloped, with the exception of dirt roads used by the U.S. Border Patrol. The project site is located within Major and Minor Amendment areas of the Multiple Species Conservation Program (MSCP). The areas surrounding the site are primarily undeveloped with some industrial development.

According to the NOP, the project site and immediate vicinity contain a number of sensitive habitats, including mule fat scrub, Diegan coastal sage scrub, southern mixed chaparral, chamise chaparral, and annual grasslands. Several sensitive species are also known to occur in the region, including Quino checkerspot butterfly (*Euphydryas editha quino*; Quino), coastal California gnatcatcher (*Polioptila californica californica*; gnatcatcher); western burrowing owl (*Athene cunicularia hypugaea*), Otay tarplant (*Deinandra [Hemizonia] conjugens*), variegated dudleya (*Dudley variegata*), San Diego barrel cactus (*Ferocactus viridescens*), San Diego marsh elder (*Iva hayesiana*), and Tecate cypress (*Cupressus forbesii*).

The Wildlife Agencies concur with statements in the NOP that the project could result in significant impacts to the environment. The project site is located in an important area for conservation within the MSCP; therefore, the project impacts may not be consistent with the MSCP and may be unmitigable. We offer our recommendations and comments in the enclosure to assist the County in minimizing and mitigating project impacts to biological resources, and to assure that the project is consistent with ongoing regional habitat conservation planning efforts. We are particularly concerned about the following: (1) what federal action requires the preparation of an EIS and whether an NOI has been published; (2) impacts to listed and MSCP covered and/or narrow endemic species that occur on and adjacent to the project site; (2) potential impacts to the federally listed endangered Quino checkerspot butterfly (*Euphydryas editha quino*), which is not a MSCP covered species; (3) the affect of the project on the County's MSCP Quino amendment; (4) conformance of the major and minor amendment areas with the County's MSCP Subarea Plan; and (5) the effects of night lighting on adjacent sensitive habitat.



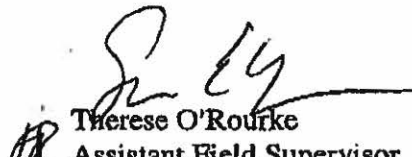
Mr. Gary L. Prior, Director (FWS-SDG-1007.2)

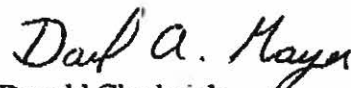
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We request that the DEIR/EIS contain the following information to assist us in our review of the DEIR/EIS, assist the City in compliance with pertinent federal and state statutes and laws, and ensure consistency with the MSCP:

The Wildlife Agencies appreciate the opportunity to comment on the NOP. We are available to work with the County in designing a project alternative that minimizes impacts to biological resources. Please contact Janet Stuckrath of the Service at (760) 431-9440 extension 270, or David Mayer of the Department at (858) 467-4234 if you have any questions or comments concerning this letter.

Sincerely,

  
Therese O'Rourke  
Assistant Field Supervisor  
U.S. Fish and Wildlife Service

  
FOR Donald Chadwick  
Habitat Conservation Planning Supervisor  
California Department of Fish and Game

Enclosure

cc: State Clearinghouse

Mr. Gary L. Prior, Director (FWS-SDG-1007.2)

Enclosure – Page 1

**Wildlife Agency  
Comments and Recommendations  
On the Notice of Preparation (NOP) of a  
Draft Environmental Impact Statement (EIS)/Environmental Impact Report  
(EIR) for the Superior Ready Mix Otay Hills Project**

**Specific Comments**

1. It is unclear what federal action is proposed that will require preparation of an EIS and whether a Notice of Intent (NOI) has been published. It is our understanding that the Bureau of Land Management (BLM) was not going to authorize the use of their mineral rights. BLM is a signatory to the Multiple Species Conservation Program (MSCP) and has committed to managing their lands consistent with the County of San Diego's (County) Subarea Plan. Please clarify what federal action requires preparation of an EIS and whether an NOI has been published.
2. The project should attempt to avoid or otherwise minimize impacts to habitat for federal and state listed species (e.g., Quino, gnatcatcher, tarplant), as well MSCP covered species, including burrowing owls, both on and off the subject property. This property is located within a key area for conservation under the County's Subarea Plan. The site is contiguous with BLM lands and is known to support important populations of listed and covered species.
3. The Wildlife Agencies are concerned about impacts to the burrowing owl. As a covered species under the MSCP, projects are required to avoid impacts to this species within the MHPA and should avoid impacts to the maximum extent practicable outside of the MHPA. To date, very few burrowing owls are present within the County's preserve system, so we recommend that a strong effort be made to preserve existing owls, if any are found on the project site. The DEIR/EIS should fully evaluate both direct impacts to owl territories as well as impacts to suitable and/or potential foraging burrowing owl habitat, and attempt to preserve owls and their habitat on site. The project should evaluate impacts and propose mitigation consistent with the MSCP. Any proposed relocation of owls should involve methodologies approved by the Wildlife Agencies, particularly the Department's Staff Report on Burrowing Owl Mitigation (dated September 25, 1995).
4. The Wildlife Agencies are also concerned about impacts to Quino and its habitat. Otay Mountain is at the core of the Southwest San Diego Recovery Unit and the project site is within the West Otay Mountain Occurrence Complex. The Quino Checkerspot Butterfly Draft Recovery Plan (2001) states: "Protection of landscape connectivity in a configuration that assures metapopulation stability is essential. All habitat areas that support extant Quino checkerspot metapopulations will require management and some degree of restoration." The DEIR/EIS should fully evaluate both direct impacts Quino as well as impacts to suitable



Mr. Gary L. Prior, Director (FWS-SDG-1)07.2)

Enclosure – Page 2

and/or potential Quino habitat, attempt to preserve the butterflies and their habitat on site, and maintain viable connectivity between off site habitats. The DEIR/EIS should fully evaluate any effects the proposed project may have on the recovery of the species.

5. The County is currently preparing an amendment to the MSCP to address Quino. The DEIR/EIS should evaluate how the project may affect that planning process.
6. The biological technical report should include the results of current surveys (i.e., not more than one year old) for all federal and state listed species, as well as other sensitive and narrow endemic plant and animal species.
7. The proposed project is located within Major and Minor Amendment areas of the MSCP. These amendment lands include key core habitat areas within the County's jurisdiction that are vital to the continued existence of many of the covered species. All major and minor amendment lands must conform to the MSCP and County Subarea Plan. The amendment process is delineated in Figure 1-4 of the County's Subarea Plan. The County's Subarea Plan states:

Requests for major amendment areas must be processed by the Wildlife Agencies in conformity with all applicable laws and regulations (including the National Environmental Policy Act, California Environmental Quality Act, and the Endangered Species Act) in effect at the time the request for an amendment is received."

8. The DEIR/EIS should include the following maps:
  - a. A map delineating the location and extent of BLM lands and mineral rights;
  - b. Maps with polygons delineating occupied habitat for sensitive species (e.g., Quino); and
  - c. A map showing the proposed project in relation to existing preserve lands and proposed mitigation.
9. All impacts, including those resulting from unauthorized geotechnical testing conducted in 2000, should be quantified and included in impact and mitigation calculations in the DEIR/EIS.
10. Artificial night lighting associated with mining operations in the proposed project has the potential to negatively affect behavior, physiology, and ecological interactions of animals in the preserved open space on site. In order to reduce the potential for indirect lighting effects from the entire project footprint, we recommend that all outdoor lighting be shielded and directed away from the open space.

Mr. Gary L. Prior, Director (FWS-SDG-1007.2)

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### General Comments

To enable the Wildlife Agencies to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish and wildlife, we recommend the following information be included in the DEIR/EIS:

1. A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas, access routes to the construction and staging areas, fuel modification zones, and all existing or proposed trails.
2. A complete list and assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying state or federally listed rare, threatened, endangered, or proposed candidate species, California Species of Special Concern and/or California Protected or Fully Protected species, and any locally unique species and sensitive habitats. Specifically, the DEIR/EIS should include:
  - a. A thorough assessment of Rare Natural Communities on site and within the area of impact, following the Department's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (revised May 8, 2000).
  - b. A current inventory of the biological resources associated with each habitat type on site and within the area of impact. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
  - c. An inventory of rare, threatened, and endangered species on site and within the area of impact. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380).
  - d. Discussions regarding seasonal variations in use by sensitive species of the project site as well as the area of impact on those species, using acceptable species-specific survey procedures as determined through consultation with the Wildlife Agencies. Focused species-specific surveys, conducted in conformance with established protocols at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required.
3. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect all biological resources. All facts of the project should be included in this assessment. Specifically, the DEIR/EIS should provide:

Mr. Gary L. Prior, Director (FWS-SDG-1007.2)

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- a. Specific acreage and descriptions of the types of wetlands, coastal sage scrub, annual grassland, and other sensitive habitats that will or may be affected by the proposed project or project alternatives. Maps and tables should be used to summarize such information.
- b. Discussions regarding the regional setting, pursuant to the CEQA Guidelines, Section 15125(a), with special emphasis on resources that are rare or unique to the region that would be affected by the project. This discussion is critical to an assessment of environmental impacts.
- c. Detailed discussions, including both qualitative and quantitative analyses, of the potentially affected listed and sensitive species (fish, wildlife, plants), and their habitats on the proposed project site, area of impact, and alternative sites, including information pertaining to their local status and distribution. The anticipated or real impacts of the project on these species and habitats should be fully addressed.
- d. Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed NCCP reserve lands. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated and provided. A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site.
- e. Discussions regarding possible conflicts resulting from wildlife-human interactions at the interface between the development project and natural habitats. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions.
- f. An analysis of cumulative effects, as described under CEQA Guidelines, Section 15130. General and specific plans, and past, present, and anticipated future projects, should be analyzed concerning their impacts on similar plant communities and wildlife habitats.
- g. If applicable, an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under Section 2800 through Section 2840 of the Fish and Game Code, the Department, through the NCCP program, is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Wildlife

Mr. Gary L. Prior, Director (FWS-SDG-1)07.2)

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Agencies recommend that the Lead Agency ensure that the development of this and other proposed projects do not preclude long-term preserve planning options and that projects conform to other requirements of the NCCP program. Jurisdictions participating in the NCCP program should assess specific projects for consistency with the NCCP Conservation Guidelines. Additionally, the jurisdictions should quantify and qualify: 1) the amount of coastal sage scrub within their boundaries; 2) the acreage of coastal sage scrub habitat removed by individual projects; and 3) any acreage set aside for mitigation. This information should be kept in an updated ledger system.

4. The DEIR/EIS should include mitigation measures for adverse project-related impacts on sensitive plants, animals, and habitats, as well as measures to fully avoid and otherwise protect Rare Natural Communities (Enclosure 2) from project-related impacts. The Wildlife Agencies consider these communities as threatened habitats having both regional and local significance.

Mitigation measures should emphasize avoidance, and where avoidance is infeasible, a reduction of project impacts. For unavoidable impacts, off-site mitigation through acquisition and preservation in perpetuity of the affected habitats should be addressed. We generally do not support the use of relocation, salvage, and/or transplantation as mitigation for impacts on rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.

This discussion should include measures to perpetually protect the targeted habitat values where preservation and/or restoration are proposed. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: 1) the location of the mitigation site; 2) the plant species to be used; 3) a schematic depicting the mitigation area; 4) time of year that planting will occur; 5) a description of the irrigation methodology; 6) measures to control exotic vegetation on site; 7) success criteria; 8) a detailed monitoring program; 9) contingency measures should the success criteria not be met; and 10) identification of the entity(ies) that will guarantee achieving the success criteria and provide for conservation of the mitigation site in perpetuity.

Mitigation measures to alleviate indirect project impacts on biological resources must be included, including measures to minimize changes in the hydrologic regimes on site, and means to convey runoff without damaging biological resources, including the morphology of on-site and downstream habitats.

Mr. Gary L. Prior, Director (FWS-SDG-1007.2)

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5. As discussed previously, descriptions and analyses of a range of alternatives to ensure that alternatives to the proposed project are fully considered and evaluated. The analyses must include alternatives that avoid or otherwise reduce impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas of lower resource sensitivity where appropriate.
6. If appropriate, a jurisdictional delineation of lakes, streams, and associated riparian habitats should be included in the DEIR/EIS, including a wetland delineation pursuant to the U.S. Fish and Wildlife Service definition (Cowardin 1979). Please note that wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.

The proposed project may require a Lake or Streambed Alteration Agreement (SAA). The Department has direct authority under Fish and Game Code Section 1600 *et seq.* regarding any proposed activity that would divert, obstruct, or affect the natural flow or change the bed, channel, or bank of any river, stream, or lake. The Department's issuance of a SAA for a project that is subject to CEQA requires CEQA compliance actions by the Department as a Responsible Agency. As a Responsible Agency under CEQA, the Department may consider the Lead Agency's CEQA documentation. To minimize additional requirements by the Department pursuant to Section 1600 *et seq.* and/or under CEQA, the documentation should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement. A SAA notification form may be obtained by writing to the Department of Fish and Game, 4949 Viewridge Avenue, San Diego, California 92123-1662, or by calling (858) 636-3160, or by accessing the Department's web site at [www.dfg.ca.gov/1600](http://www.dfg.ca.gov/1600). The Department's SAA Program holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call (858) 636-3160.