at the plant is estimated at 96 acre-feet annually for this production rate. A single water truck would be required for dust control. Water required to suppress dust from the mining operations is estimated to require 74 acre-feet of water per year. Irrigation of the landscaping near the entrance and as supplemental water on revegetated areas is estimated to utilize approximately 54 acre-feet per year. Total water consumption for the project, including evaporation, is estimated at 227 acre-feet per year. Water for processing, dust control, and irrigation would be supplied by on-site groundwater wells.

Eight groundwater wells on the property currently provide irrigation water for the golf courses on the property. These wells would be used to provide water for the mining operation. Existing use of groundwater by the golf courses has been estimated at approximately 702 acre-feet per year based on pump ratings and irrigation schedules. Mining operations would significantly reduce this groundwater use. In addition, the project's water requirement would be limited to 12 years for mining operations and reclamation period irrigation. Upon completion of mining and reclamation activities, the project would discontinue extracting water from the on-site wells. The reclaimed open space would consist of porous soils that would allow rainwater to infiltrate into the ground water table. Therefore, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge.

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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant With Mitigation Incorporated. The project would alter the existing drainage pattern of the site through removal of material during mining operations. During mining, the project site would contain de-siltation basins that would prevent sediment from leaving the site while allowing water to pass through to existing drainage features. Mining and reclamation grading would direct runoff from the disturbed areas towards the basins.

The existing Sweetwater River channel would be avoided and silt fences would be installed five feet from the outer edge of each side of the channel. Also as part of the project design, operations would implement erosion control measures in accordance with set criteria to reduce on- and off-site erosion. These measures include monitoring soil movement, arresting gullies or rills using straw much and hay bales, and installing silt fencing, compacting soils with equipment, and re-grading as necessary. Additionally, as noted in IX.a, the project would be required to obtain a NPDES Industrial General Permit, which would outline ways to reduce pollutant discharges, including those related to erosion and sedimentation. Impacts associated with erosion and siltation would be less than significant during operations.

The Sweetwater River channel would be widened as a result of the mining activity. The channel and associated graded slopes would be established with native riparian and upland vegetation, which would stabilize soil and minimize the potential for erosion and siltation. The project analysis will include a Drainage/Hydrology Study to address drainage function of the site during mining activities and for the reclaimed project condition including analysis and discussion of

measures to prevent erosion and siltation. A summary of this analysis will be included in the EIR.

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
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact. The proposed project would significantly alter established drainage patterns of the project site through the alteration of Sweetwater River and extensive grading and excavation during mining activities; however, such alterations are not anticipated to substantially increase the rate or amount of surface runoff because the project would not increase the amount of impervious surface on site. Temporary impacts associated with runoff and flooding during mining activities will be evaluated in a hydrology study and discussed further in the EIR.

Upon completion of mining operations, the Sweetwater River channel would be widened. The project would not permanently increase impervious surfaces and would therefore not increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project analysis will include a Drainage/Hydrology Study to address drainage function of the site during mining activities and for the reclaimed project condition. A summary of this analysis will be included in the EIR.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. The project would not generate an increase in runoff water because the project would not increase the amount of impervious surface on site. Runoff from rain events during mining operations would be directed into de-siltation basins and then to existing drainage features. Temporary impacts associated with runoff during mining activities will be evaluated in the Drainage/Hydrology Study and discussed in the EIR.

Upon completion of mining operations, the site would be reclaimed to open space and would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems. Permanent long-term impacts would be less than significant.

h) Provide substantial additional sources of polluted runoff?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant. During the project's mining operations, potential pollutants, such as gasoline, lubricants, solvents, and oils associated with mining equipment maintenance, as well as sediment associated with grading and excavation activities, would be present on site. Proper BMPs and project design features, such as the on-site de-siltation basins, would be required to reduce potential pollutants in runoff to the maximum extent practicable. Furthermore, as noted in IX.a., the project would be required to obtain a NPDES Industrial General Permit, which when implemented would prevent pollutants from entering receiving waters. Impacts associated with polluted runoff during mining activities would be less than significant.

Upon completion of mining operations, the site would be reclaimed to open space and would not provide substantial sources of polluted runoff. Permanent long-term impacts would be less than significant.

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact. The project does not include housing. No impacts would occur.

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

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact. The project site is within Regulatory Floodway Zone AE, within a special flood hazard area (Federal Emergency Management Agency [FEMA] 2012). The project does not propose permanent structures that would impede or redirect flood flows. Impacts associated with the presence of temporary structures associated with the processing plant during mining operations will be fully analyzed and discussed in the Drainage/Hydrology Study and in the EIR.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact. The project site is within a special flood hazard area and therefore has the potential to expose mine workers and equipment to risk during the project's

10-year mining operation period. Flood-related impacts during mining operations will be further analyzed and discussed in the Drainage/Hydrology Study and in the EIR.

l) Inundation by seiche, tsunami, or mudflow?

i. Seiche

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

No Impact. The closest water body to the project site capable of producing a seiche is the Sweetwater Reservoir, located approximately 4.5 miles downstream to the southwest. Based on this distance, the project site is not at risk of inundation by seiche.

ii. Tsunami

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

No Impact. The project site is located over 14 miles from the Pacific Ocean. Based on this distance, the project site is not at risk of inundation by tsunami.

iii. Mudflow

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Less Than Significant Impact. Mudflow is type of landslide. As described in Section VI.a.iv, there is no evidence of landslides at the site, and the risk associated with ground movement hazard due to landsliding is low (GEOCON 2019). Impacts would be less than significant.

XI. LAND USE AND PLANNING – Would the project:

a) Physically divide (or isolate) an established community?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

No Impact. The project site is currently used as a golf course that is only available for use by visitors to the course. It does not provide pedestrian access through the site for nearby residents. The project site is currently bisected by Steele Canyon Road that connects Willow Glen Drive to communities along Jamul Drive and Campo Road to the south. During mining operations, no roadways would be closed or hindered, and access would be unchanged within the community. Similar to existing conditions, the site would remain unavailable for pedestrian use during mining activities. Following

reclamation of the site, community infrastructure such as trails would be provided for access to nearby residents. Impacts related to division or isolation of an established community would be less than significant.

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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact. The project requires approval of a Major Use Permit and Reclamation Plan to allow the proposed mining operations as required by the Zoning Ordinance, Grading Ordinance, and SMARA. Approval of a Major Use Permit requires certain findings to be made pursuant to Section 7358 of the Zoning Ordinance. Making findings for the proposed project will require the review of various goals and policies of the Valle de Oro Community Plan and General Plan, County ordinances and Board of Supervisors' Policies.

The site is currently designated as Open Space (Recreation) in the County General Plan and Valle de Oro Community Plan. No General Plan Amendment, Specific Plan Amendment, or rezone is proposed or required as part of the project, as the project would remain as open space following mining operations. The site is currently zoned as S88 (Specific Plan), S80 (Open Space), and S90 (Holding Area). Extractive use is allowed within the S80 and S90 classifications if the Major Use Permit is approved.

Mining activity would be located within the S90 zone. This zone is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and facilities are unavailable, or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic, or other data.

S88 zoning restricts extractive uses to site preparation, which allows the off-site removal of materials when it is secondary to the future use of the site. Within the two parcels zoned as S88, material would be removed from approximately 8.2 acres of the 32 acres (approximately 25 percent) in order to improve the channel; increase the area of native, riparian vegetation footprint; and construct community trails. Portions of the parcels not mined but within the project or Reclamation Plan boundary that are currently used by the golf course, would also be reclaimed and revegetated to a more natural condition. The part of the channel on these parcels is currently a choke point for water as it exits the property and the existing vegetation is dominated by invasive plant species. Expanding the channel at this location and revegetating the area would improve drainage and replace non-native, invasive species with native species. The end use for both parcels would be open space, consistent with the Specific Plan.

Full discussion of compatibility with land use plans, policies, and regulations will be provided in the EIR.

XII. 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. Prior to 2017, the project site had two classifications as determined by the Generalized Mineral Land Classification Map for San Diego County (California Department of Conservation - Division of Mines and Geology 1996). Portions of the site were classified as areas of "Potential Mineral Resource Significance" (MRZ-3) and areas where information indicates that no mineral deposits are present (MRZ-1). However, a California Geological Survey special report reclassified the Cottonwood Golf Course to MRZ-2, which is defined as an area where "adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists" (California Geological Survey 2017).

The project proposes the extraction of aggregate sand, which is a known mineral resource that is of value to the region. The project would extract these resources for local uses, and therefore provides value to the region. Because the project proposes the extraction of the mineral resources as a needed material for various residential, commercial, and industrial uses, the material would not be "lost" for those uses. Therefore, because the project proposes extractive uses, impacts would be less than significant.

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact. As noted above, the project site is located in an area designated as MRZ-2 by the California Department of Conservation - Division of Mines and Geology. However, the project site is not a delineated mineral resource recovery site on a local general plan, specific plan, or other land use plan. In addition, because the project proposes the extraction of local mineral resources for various uses, the availability of the resources would not be "lost" for those uses. Therefore, the proposed project has no impact.

XIII. 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact. The proposed project would generate noise from demolition, grading, excavation, materials handling, processing equipment, and traffic associated with mining and reclamation activities. The project would not, however, involve rock crushing or blasting, which are mining activities that generally produce high noise levels. Noise sensitive land uses (NSLUs) that may be subject to noise generated by the project include residences located immediately adjacent to the southern boundary of the project site and to the north of the site across Willow Glen Drive. The project may expose the residential NSLUs to potentially significant noise levels that exceed the allowable limits of the County Noise Ordinance. The County Noise Ordinance specifies that the one-hour average sound level limit applicable to extractive industries is 75 decibels (dB) at the property line regardless of the zone in which the extractive industry is located.

A Noise Technical Report will be prepared for the project to analyze noise levels associated with the project's mining activities and its compatibility with the 75-dB threshold. Analysis of noise generating sources and potential mitigation measures (if necessary) will be conducted, to identify potentially significant noise impacts to neighboring residential land uses. The analysis will also evaluate traffic noise levels associated with the project along roadways in the vicinity of the project site. This information will be fully discussed in the EIR.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. The project does not involve activities generally associated with high levels of vibration, such as blasting or pile driving. Therefore, the project is not anticipated to generate excessive groundborne vibration or groundborne noise levels on site or in the surrounding area.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant Impact With Mitigation Incorporated. The project may result in an increase in noise levels for 10 years during mining operations. Noise from excavation activities will migrate from west to east across the site over those 10 years as the phased mining progresses. However noise generation associated with aggregate processing and transportation will remain fairly constant to localized areas on and near the project site. All noise generating sources will be evaluated and analyzed in the Noise Technical Report and in the EIR. Following the completion of mining and reclamation activities, the project site would return to an open space use and would not generate noise.

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

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact. The project would result in temporary increases in ambient noise levels during the 10-year mining operation period for the reasons stated above in the response to XII.c). Noise levels associated with mining operations would have the potential to exceed the applicable 75-dB noise limit set forth in the County Noise Ordinance and will therefore be analyzed in a Noise Technical Report, as discussed in Item XII.a, above.

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact. The nearest airport to the project site is Gillespie Field, located approximately 6.2 miles to the northwest. The project site is not within a noise contour associated with Gillespie Field (San Diego County Regional Airport Authority 2010). Therefore, the project would not expose people residing or working in the project area to excessive 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact. The nearest private airstrip to the project site is the helipad associated with the Sharp Grossmont Hospital, located approximately 5.3 miles to the northwest. Based on this distance, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

XIV. 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)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. Growth inducement is a change in physical circumstance or regulatory issues that would remove a restriction to or encourage an increase in human population or development. A project can be determined to have a growth-inducing impact if it directly or indirectly causes economic or population expansion through the removal of obstacles to growth, actions that are sometimes referred to as "growth accommodating."

The project does not propose the development of housing, businesses, or other components that would directly induce population growth. In addition, the nine mining employees that would be required for the project are anticipated to be from the existing population of the surrounding region. Additionally, aggregate mining operations respond to ongoing market demands of the construction industry, rather than creating such demand. Therefore, the project would not induce substantial population growth, and impacts would be less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. One residential structure on site would be demolished by the project. This structure is severely dilapidated and is not occupied. Therefore, the project would not displace housing or necessitate the construction of replacement housing. No impact would occur.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact. As noted above, the residence located on site is not occupied; therefore, the project would not displace people or necessitate the construction of replace housing. No impact would occur.

XV. 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. The project site is served by the San Miguel Consolidated Fire Protection District. The closest fire station to the project site, Station 22, is located approximately 0.3 mile to the north near the intersection of Brabham Street and Via Rancho San Diego. Mining operations at the project site are not expected to generate an increased demand for fire protection; the anticipated number of events requiring emergency response is anticipated to be very low. Therefore, the project would not affect fire protection response times or substantially increase demand. The construction of new fire facilities and expansion of existing facilities would not be required to serve the project.

The project site is served by the County Sheriff's Department. The closest sheriff station to the project site, the Rancho San Diego Station, is approximately one mile to the west along Campo Road. The project does not propose uses that typically generate a demand for police protection services, such as a housing development. Limited police protection may be required during project operation if theft or vandalism of mining equipment or the project site were to occur; however, these types of events would not affect police protection response times or substantially increase demand. The construction of new police facilities and expansion of existing facilities would not be required to serve the project.

The project would not result in the introduction of a temporary or permanent population and would therefore not place increased demand on schools, parks, or other public facilities.

XVI. RECREATION – Would the project:

a) 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. The project would not result in the introduction of a temporary or permanent population and would therefore not place increased demand on parks. The project would result in phased removal of an existing privately-owned golf course, where patrons pay to play. Although golf course closure would result in the loss of a private recreational resource, given the specific nature of the resource, its loss is not anticipated to result in an increased demand on neighborhood or regional parks or other recreational facilities. The potential increased demand on other private golf course facilities is anticipated to be readily accommodated, and would result in the generation of additional revenues for the facilities to offset potential maintenance needs. Therefore, impacts would be less than significant.

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. The project would construct community trails in two parcels in the southeastern corner of the reclamation plan boundary that are included in the Rancho San Diego Specific Plan. Construction of the trails would be performed in conjunction with habitat enhancement activities that would involve improvements to the channel and expansion of riparian vegetation in an area currently dominated by invasive plant species. Construction of the trails is not anticipated to have an adverse effect on the environment; however, all ground disturbing activities proposed by the project will be addressed in the various technical reports for the project and in the EIR.

XVII. TRANSPORTATION/TRAFFIC – Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact. The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County's General Plan Mobility Element, the County of San Diego Transportation Impact Fee Program, and the Congestion Management Program.

The proposed project is anticipated to generate a total of 176 round trip haul truck trips, 28 employee vehicle trips, and 8 vendor vehicle trips on a given weekday. Trucking operations for material sales would occur during the week from 9:00 am to 3:30 pm to avoid peak traffic periods in the area. No material sales or trucking will occur on weekends. Employee and vendor trips are assumed to occur during commuter peak hours. Because haul trucks have a greater traffic impact than passenger cars due to their size, a passenger car equivalent (PCE) factor of 2.5 will be applied to the daily haul truck trip number. Project traffic would access the project site via the existing driveways along Willow Glen Drive, east of Steele Canyon Road, and a new driveway at the intersection of Willow Glen Drive and Muirfield Drive.

The project-generated increase in ADT may have impacts related to performance measures and measures of effectiveness of the circulation system, as adopted by the County's General Plan Mobility Element. Project trips would be distributed on Mobility Element roadways in the County, some of which currently operate, or are projected to operate, at inadequate levels of

service. Therefore, the project would have the potential to cause a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.

The EIR will fully discuss and analyze transportation-related impacts on the effectiveness of the County's circulation system, and identify appropriate mitigation measures, based on the evaluation presented in a Transportation Impact Analysis report.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP), of which the Congestion Management Program (CMP) is an element, to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more ADT or 200 or more peak hour vehicle trips. Because the proposed project would not generate over 2,400 ADT or 200 peak hour trips, a CMP analysis is not required. Therefore, the project would not conflict with the applicable congestion management program, and impacts would be less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). The closest airport to the project site is Gillespie Field, located approximately 6.2 miles to the northwest. The project site is not within the Airspace Protection Surfaces, including the Federal Aviation Administration (FAA) Height Notification Boundary or the Part 77 Airspace Surfaces, of Gillespie Field, and is therefore not subject to height restrictions or review. In addition, the project does not involve tall structures or other components that could cause airspace obstructions or hazards to flight. The project would result in no impact to 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)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. Access to the project site would be provided via driveways in western and eastern portions of the project site along Willow Glen Drive. In the eastern portion of the site, the two driveways and parking lot near the existing clubhouse would be modified to allow for safe and effective ingress and egress for vehicles associated with the project and ongoing golf activities during Phases I and II. The western driveway and parking area would be limited to use by the mining and processing operations, while the eastern driveway and parking areas would be limited to golf activities. The western parking area would include a looped haul-truck access road that would allow for efficient haul truck movements and avoid vehicle stacking within Willow Glen Drive.

A second access point for mining-related activities would be constructed at the intersection of Willow Glen Drive and Muirfield Drive to provide access to the western portion of the project site. This second access point is necessary because the bridge along Steele Canyon Road that traverses the project site has a clearance height of 11 feet, which is not sufficient to allow for passage by heavy trucks or off-road equipment. Intersections and driveways in both the eastern and western portions of the project site would be constructed with adequate sight distance. Therefore, the project is not anticipated to substantially increase hazards due to a design feature or incompatible uses.

e) Result in inadequate emergency access?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. Operation of the project would occur within the project site boundaries and would not involve road closures. Steele Canyon Road, which traverses the project site, would remain functional during project operation. Although the project would generate an increase in on-road traffic in the form of haul trucks and worker commute vehicles, the increase is not expected to substantially disrupt travel along existing roadways in the project area. In addition, the proposed driveways near the existing clubhouse and at the intersection of Willow Glen Drive and Muirfield Drive would allow for sufficient emergency access to both the mining and golfing portions of the project site. Therefore, implementation of the project would not result in inadequate emergency access, and impacts would be less than significant.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. Bicycle lanes and sidewalks are currently present along Willow Glen Drive and bus stops associated with Metropolitan Transit System bus route 816 are present at the intersection of Willow Glen Drive and Jamacha Road. The project is not anticipated to disrupt these facilities or decease their performance or safety. The project would not introduce a population to the area and would therefore not increase demand for bicycle, pedestrian, or transit facilities. Impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native tribe, and that is:
   i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register or historical resources as defined in Public Resources Code section 5020.1(k)?
   ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact. Numerous archaeological resources have been identified within a one-mile radius of the project site. Based on the cultural sensitivity of the project area, tribal cultural resources may be present on site and may be impacted during grading and excavation activities associated with the project's mining operations. Therefore, the potential for impacts to tribal cultural resources will be evaluated in a Cultural Resources Survey Report. The County also will provide applicable noticing regarding the opportunity for Native American consultation. This issue will be fully discussed in the EIR.

XIX. 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 With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. Wastewater generated by the project would be limited to temporary portable restrooms. Water used for mining operations would remain on site. Upon closure of the golf courses and decommissioning of the club house and associated wastewater-generating facilities, the amount of wastewater generated at the project site would likely decrease. Upon completion of mining and reclamation activities, the portable restrooms

would be removed, and the open space would not generate wastewater. Therefore, the project would not produce wastewater in a manner that would exceed wastewater treatment requirements of the applicable RWQCB; impacts would be less than significant.

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 With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact. As discussed in Item XVII.a, above, the project would not generate a substantial amount of wastewater. In addition, water required for the project's mining operations, including water for material processing operations, dust control, and irrigation, would be provided by on-site groundwater wells. Therefore, the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, and no impacts would occur.

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 With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. During mining operations, the project would include on-site de-siltation basins that would accommodate runoff and prevent sediment from leaving the site while allowing water to pass through to existing drainage features. The construction of the de-siltation basins is not anticipated to cause significant environmental effects; however, all ground disturbing activities proposed by the project will be addressed in the various technical reports for the project and in the EIR. The project would not require or result in the construction of new off-site storm water drainage facilities or expansion of existing facilities. Impacts are anticipated to be less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. Water would be required during the project's mining operations for material processing, dust control, and irrigation. Water usage would depend on production volume, which would vary year-to-year with market demand; however, the project's estimated water usage assumes the maximum annual production of 550,000 tons. Water

usage is estimated at 96 acre-feet annually for this production rate. A single water truck would be required for dust control. Water required to suppress dust from the mining operations is estimated to require 74 acre-feet of water per year. Irrigation of the landscaped earthen berm near the entrance and as supplemental water on revegetated areas is estimated to utilize approximately 54 acre-feet per year. Total water consumption, including evaporation, for the project is estimated at 227 acre-feet per year. Water for processing, dust control, and irrigation would be supplied by onsite groundwater wells.

Eight groundwater wells on the property currently provide irrigation water for the golf courses on the property. These wells would be used to provide water for the mining operation. Existing use of groundwater by the golf courses has been estimated at approximately 702 acre-feet per year based on pump ratings and irrigation schedules. Mining operations would substantially reduce this groundwater use. In addition, the project's water requirement would be limited to the 10-year mining operation period. Upon completion of mining activities, the project would discontinue extracting water from the on-site wells. Therefore, sufficient water supplies are available to serve the project, and no new entitlements are needed.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. As discussed in Item XVII.a, above, the project would not generate a substantial amount of wastewater and would therefore not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project's demand. Impacts would be less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact. Solid waste generated by the project would include limited domestic refuse generated during the 10-year mining operation period and additional two years for final reclamation and revegetation. The amount of domestic refuse generated by nine employees would be minimal. Vegetative waste would be properly diverted to a green waste facility in accordance with the County Solid Waste Ordinance. Material extracted from the site not designated as saleable product would be utilized as backfill. Therefore, the project would not generate substantial amount of solid waste and 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact. Implementation of the project would generate minimal 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 21440 et seq.). The project would deposit all solid waste at a permitted solid waste facility and would comply with Federal, State, and local statutes and regulations related to solid waste.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant: The project site is located within a State Responsibility Area and contains lands classified as moderate to very high fire hazard severity zones. The EIR will contain analysis as to whether operation of the proposed project may impair an adopted emergency response plan or evacuation plan.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentration from a wildfire or the uncontrolled spread of a wildfire?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant With Mitigation Incorporated: The project would not contain project occupants that could be exposed to pollutant concentrations from a wildfire. However, the project EIR will evaluate whether the project could exacerbate wildfire risks that could expose surrounding occupants to pollutant concentrations from a wildfire and propose mitigation measures as necessary.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project will not require installation of new infrastructure that would exacerbate wildfire risk.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: See questions e, f, j, and k above under Hydrology and Water Quality.

XXI. 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

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. These responses indicated the potential for impacts to biological and cultural resources from excavation and grading activities associated with mining operations. These issues will be analyzed in a Biological Resources Technical Report and a Cultural Resources Survey Report and fully discussed in 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact. The project may have potentially cumulative impacts related to biological and cultural resources, air quality, greenhouse gas emissions and transportation/traffic. The respective technical reports and EIR will include and discussion of project's potential to contribute to any cumulative impacts.

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

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

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, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects related to these resource areas. Substantial adverse effects on human beings will be fully analyzed and discussed in the EIR.

XX. ATTACHMENTS

See Notice of Preparation Attachments

XXI. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Department of Conservation. 2015. California Geological Survey Regulation Maps. http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps.

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Department of Forestry and Fire Protection. 2007. Fire Hazard Severity Zones in a State Responsibility Area, San Diego County. November 7.

California Department of Toxic Substances Control (DTSC). 2018. Envirostor Database. https://www.envirostor.dtsc.ca.gov/public/.

California Environmental Quality Act, 2018 CEQA Guidelines.

County of San Diego. 2010. County of San Diego Guidelines for Determining Significance – Biological Resources. Fourth Revision.

http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/Biological_Guidelines.pdf

County of San Diego. 2011. General Plan. August.

Federal Emergency Management Agency (FEMA). 2012. FEMA Flood Map Service Center. Search By Address. Available from: https://msc.fema.gov/portal/search#searchresultsanchor.

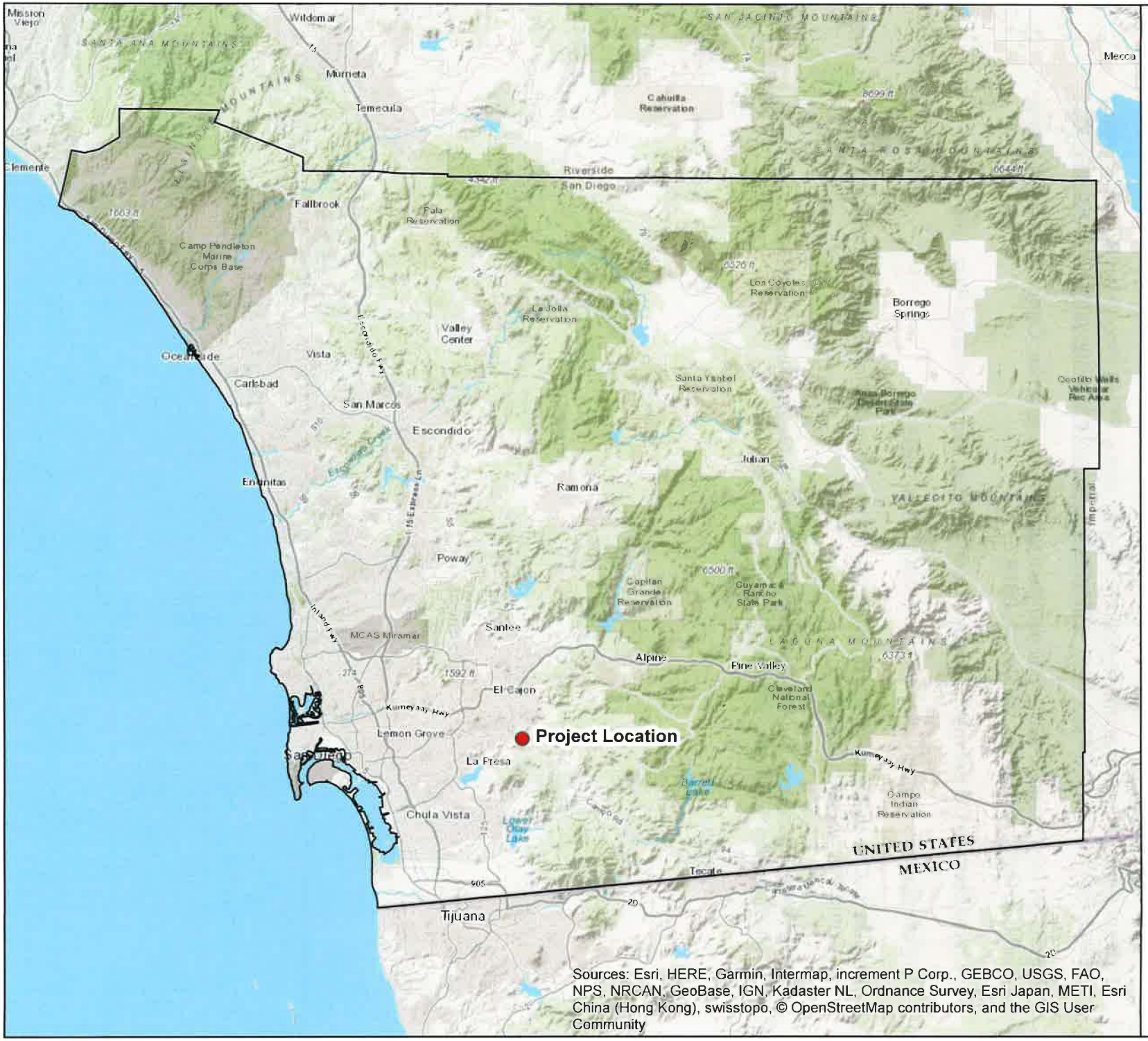
GEOCON Incorporated. 2019. Soil and Geologic Reconnaissance: Cottonwood Sand Mining Pit, El Cajon, California. January 4, 2019.

Multiple Species Conservation Program County of San Diego Subarea Plan. 1997

Multiple Species Conservation Program MSCP Plan. 1998.

San Diego County Regional Airport Authority. 2010. Gillespie Field Airport Land Use Compatibility Plan. January 25.

State Water Resources Control Board (SWRCB) 2015. Geotracker Database. http://geotracker.waterboards.ca.gov/.



Cottonwood Sand Mine Regional Location Map

Legend

County Boundary

0 5 10 Miles

1 in = 11 miles

EnviroMINE Inc.

Date: 8/15/2019

Cottonwood Sand Mine

Detailed Location Map

Legend

- MUP Boundary
- Property Boundary

0 0.25 0.5 1 Miles

P:\reg\2018-MUP-18-023\mxd\cottonwood_enviromine.mxd

SAND MINING PROJECT
COTTONWOOD

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.

UNDERGROUND SERVICE ALERT:	(800) 422-4133
SAN DIEGO GAS AND ELECTRIC:	(800) 227-2600
COX CABLE TV	(866) 272-5777
OTAY WATER DISTRICT	(619) 670-2222
SEWER	COUNTY OF SAN DIEGO – HHSA

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. 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.

7. EXISTING UTILITIES OR STRUCTURES ARE SHOWN ACCORDING TO THE RECORDS OF THE ABOVE COMPANIES AND HAVE BEEN EXAMINED TO VERIFY THAT THEY OWN NO UTILITIES OR STRUCTURES WHICH WILL BE AFFECTED BY THE PROPOSED GRADING.

8. 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 ACCORDING TO THE PERIOD SPECIFIED IN THE MAJOR USE PERMIT.

9. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.

10. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE RECLAMATION PLANS, THE PERMITTEE 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 PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.

11. SLOPE RATIOS:

    MAXIMUM SLOPE RATIOS TO BE 3:1

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

13. COMPACTION TESTING AND A COMPACTION REPORT IS REQUIRED FOR ALL FINISH PADS THAT ARE OVER 12" IN DEPTH.

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
P.O. BOX 9496
RANCHO SANTA FE, CA 92067
PHONE: (858) 692-0760

BY: ______________________ DATE: __________

WAYNE W. CHANG, R.C.E. 48548

EARTHWORK QUANTITIES

	0	CY FILL	
EAST	1,655,000	CY CUT	(2,482,500 TONS)
WEST	319,200	CY CUT	(564,000 TONS)
MINING AND BACKFILL	2,235,900	CY CUT	(3,353,850 TONS)
	4,268,900	CY CUT	(6,400,350 TONS)

PROJECT PHASING

PHASE 1

THE FIRST PHASE (PHASE 1) WILL INCLUDE SITE DEVELOPMENT FOR THE CONSTRUCTION OF THE ACCESS ROAD, PROCESSING AREA PAD, SCREENING BERMS AND INSTALLATION OF THE CONVEYOR LINE AND PROCESSING PLANT. FOLLOWING INITIAL SITE DEVELOPMENT ACTIVITIES, EXTRACTIVE OPERATIONS WILL COMMENCE IN THE AREA WEST OF STEELE CANYON ROAD.

INITIAL EXTRACTIVE OPERATIONS WILL INVOLVE REMOVAL OF ALL MATERIALS FROM THE SURFACE TO APPROXIMATELY 15 TO 25 FEET BELOW GROUND SURFACE (BGS) WITH A COMBINATION OF FRONT END LOADERS AND AN EXCAVATOR. EACH PIECE OF EXCAVATION EQUIPMENT WILL WORK IN SEPARATE AREAS. THIS EQUIPMENT WILL MOVE MATERIAL DIRECTLY TO THE CONVEYOR. APPROXIMATELY, 84 ACRES WILL BE INCLUDED IN PHASE 1 WHICH WILL INCLUDE APPROXIMATELY 10 ACRES OF HABITAT IMPROVEMENT WITHIN THE RIVER CHANNEL ON THE SOUTHWEST END OF THE PROJECT.

PHASE 1 WILL BEGIN EXCAVATION IN THE SUB-PHASE 1A AREA SOUTH OF THE RIVER CHANNEL. ONCE EXCAVATION IS COMPLETE IN SUB-PHASE 1A, THE CONVEYOR LINE AND EXCAVATING EQUIPMENT WILL MOVE TO THE SUB-PHASE 1B AREA ON THE SOUTHWESTERN EDGE OF THE PROJECT. RECLAMATION IN SUB-PHASE 1A WOULD THEN BEGIN WITH FINAL GRADING, INSTALLATION OF IRRIGATION EQUIPMENT AND REVEGETATION. THIS PROCESS WILL CONTINUE IN SUB-PHASES 1B AND 1C. EXCAVATION IN EACH SUB-PHASE IS EXPECTED TO TAKE APPROXIMATELY ONE YEAR.

RECLAMATION OF THE PHASE 1 AREA WILL BEGIN ANNUALLY AS THE FINAL LANDFORMS ARE ESTABLISHED IN EACH SUB-PHASE. RECLAMATION WILL INCLUDE ESTABLISHMENT OF ALL FINAL SLOPES, INCORPORATION OF ANY ACCUMULATED WASH FINES AND TOPSOIL; REVEGETATION USING NATIVE SPECIES COMMON TO RIPARIAN HABITAT AND/OR UPLAND VEGETATION DEPENDING ON THE LOCATION OF THE LANDFORM; ESTABLISHMENT OF PADS SUITABLE FOR FUTURE DEVELOPMENT SEEDED WITH AN EROSION SEED MIX; WEED CONTROL AND MONITORING.

PHASE 2

PHASE 2 WILL CONTINUE THE IDENTICAL EXTRACTION PROCESS IN A WEST TO EAST DIRECTION ON AN AREA OF APPROXIMATELY 67 ACRES EAST OF THE STEELE CANYON ROAD BRIDGE. THIS PHASE IS ANTICIPATED TO LAST APPROXIMATELY 3 YEARS. EXCAVATION OF THE MATERIALS WILL CONTINUE IN THE WEST AND PROCEED EASTWARD IN THE SAME FASHION AS UTILIZED IN PHASE 1. THE MAXIMUM DEPTH OF THE EXCAVATION IS EXPECTED TO BE APPROXIMATELY 15 TO 25 FEET BELOW GROUND SURFACE OUTSIDE THE CHANNEL.

PHASE 2 WILL ALSO INCLUDE 3 SUB-PHASES OF 20 TO 25 ACRE AREAS THAT WILL BEGIN WITH SUB-PHASE 2A AND PROGRESS TO THE NORTHEAST. EXCAVATION IN EACH SUB-PHASE IS EXPECTED TO BE COMPLETED IN APPROXIMATELY 1 YEAR.

RECLAMATION OF THE PHASE 2 SUB-PHASES WILL BEGIN EACH YEAR AS THE FINAL LANDFORMS ARE ESTABLISHED IN EACH SUB-PHASE. RECLAMATION WILL INCLUDE ESTABLISHMENT OF ALL FINAL SLOPES, INCORPORATION OF ANY ACCUMULATED WASH FINES AND TOPSOIL, REVEGETATION OF THE CHANNEL USING NATIVE SPECIES COMMON TO RIPARIAN HABITAT, UPLAND VEGETATION ON THE UPPER SLOPES AND ESTABLISHMENT OF PADS SUITABLE FOR FUTURE DEVELOPMENT. PADS WILL BE SEEDED WITH AN EROSION CONTROL SEED MIX. SEEDING AND PLANTING WILL GENERALLY OCCUR DURING THE RAINY SEASON.

PHASE 3

THE EXCAVATION PROCESS IN PHASE 3 IS A REPEAT OF PHASE 2 ON APPROXIMATELY 68 ACRES OF THE VALLEY, EAST OF THE PHASE 2 AREA. PHASE 3 IS ANTICIPATED TO LAST ABOUT 4 YEARS, WILL INCLUDE 4 SUB-PHASES AND WILL EMPLOY THE SAME PROCEDURE AS THE TWO PREVIOUS PHASES. UPON CONCLUSION OF PHASE 2, THE CONVEYOR LINE WILL BE RELOCATED TO RUN FROM THE PLANT TO THE EAST. SUB-PHASE 3A WILL BE LOCATED AT THE NORTHEAST EDGE OF THE PROPERTY. EXCAVATION OF EACH SUB-PHASE WILL PROCEED WESTWARD.

RECLAMATION IN EACH OF THE PHASE 3 SUB-PHASES WILL BEGIN EACH YEAR AS THE FINAL LANDFORMS ARE ESTABLISHED. RECLAMATION WILL INCLUDE ESTABLISHMENT OF ALL FINAL SLOPES, INCORPORATION OF ANY ACCUMULATED WASH FINES AND TOPSOIL, REVEGETATION OF THE CHANNEL USING NATIVE SPECIES COMMON TO RIPARIAN HABITAT, UPLAND VEGETATION ON THE UPPER SLOPES AND ESTABLISHMENT OF PADS SUITABLE FOR POSSIBLE FUTURE DEVELOPMENT. ALL PADS WILL BE PLANTED WITH AN EROSION CONTROL SEED MIX.

PHASE 4

PHASE 4 WILL CONSIST OF EXCAVATION OF MATERIALS BENEATH PLANT, BACKFILLING PLANT AREA, FINAL RECLAMATION EFFORTS, CLEANUP AND EQUIPMENT REMOVAL. REVEGETATION MONITORING WILL CONTINUE AFTER THIS FINAL PHASE. MINE PHASE ACREAGES AND THE ESTIMATED DURATION OF EACH PHASE ARE SUMMARIZED IN TABLE 4 AND ASSUMES A PROJECT START IN 2021.

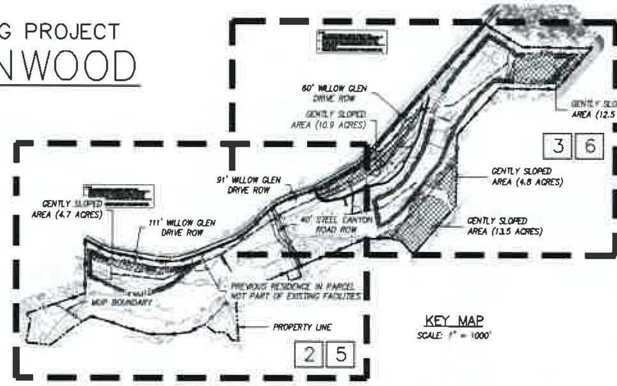
Mine Phase Acreages

Mining Phase	Acres	Sub-phase Area (acres)	Mining Duration (years)	Mining Initiation Date (est.)	Mining Completion Date (est.)	Reclamation Completion Date (est.)
1	78.98		3	2021	2024	2026
Sub-phase 1a		22.10	1			
Sub-phase 1b		26.46	1			
Sub-phase 1c		30.42	1			
2	48.18		3	2024	2027	2029
Sub-phase 2a		15.26	1			
Sub-phase 2b		19.08	1			
Sub-phase 2c		13.74	1			
3	78.57		4	2027	2031	2033
Sub-phase 3a		29.42	1			
Sub-phase 3b		16.15	1			
Sub-phase 3c		14.13	1			
Sub-phase 3d		18.87	1			
Phase 4	8.65		2	2031	2033	2033
Total	214.4		10*	-	-	Note**

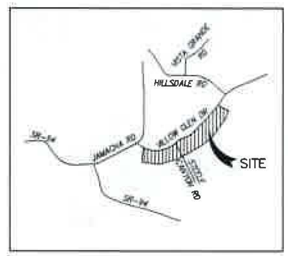
* Phases will have concurrent mining and reclamation operations
** Total acres to be reclaimed and revegetated is approximately 219.4

DISCRETIONARY REVIEW APPROVAL

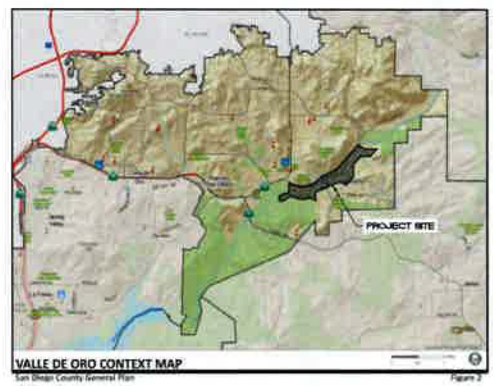
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.



KEY MAP
SCALE: 1" = 1000'



VICINITY MAP



VALLE DE ORO CONTEXT MAP
San Diego County General Plan
Figure 2
VALLE DE ORO COMMUNITY PLAN

LEGEND

EXISTING CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED CONTOUR	—685—
PROPOSED GRADE	1.0%
PROPERTY LINE	
DAYLIGHT LINE	
PROPOSED SLOPE	

SHEET INDEX

LEGAL DESCRIPTION

THE PROJECT IS LOCATED WITHIN PORTIONS OF SECTIONS 9, 10, AND 16, TOWNSHIP 15 SOUTH, RANGE 1 EAST OF THE EL CAJON MOUNTAIN, CALIFORNIA, U.S. GEOLOGICAL SURVEY (USGS) 7.5-MINUTE QUADRANGLE, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF SAN DIEGO, CALIFORNIA AT APPROXIMATELY 32°52' 38.53" N LATITUDE -116° 52' 50.00 W LONGITUDE.

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO MINE SAND SUITABLE FOR PORTLAND CEMENT CONCRETE (PCC)USE OVER AN EXTENDED PERIOD WITHIN DESIGNATED PHASES. RECLAMATION OF THE MINED LANDS WILL FOLLOW AS SOON AS MINING OPERATIONS ARE COMPLETED IN A SPECIFIC AREA. RECLAMATION PROCEDURES WILL BE PHASED WITH MINING OPERATIONS AND WILL BE INITIATED IMMEDIATELY AFTER THE CONCLUSION OF RESOURCE EXTRACTION AND BACKFILLING TO DESIGN ELEVATIONS.

THE MAXIMUM LEVEL OF AGGREGATE PRODUCTION IS ANTICIPATED TO BE 550-THOUSAND TONS PER YEAR (MTPY). THIS LEVEL OF PRODUCTION WILL BE REALIZED AFTER 1 YEAR OF SITE DEVELOPMENT. ACTUAL PRODUCTION LEVELS AND PROJECT LIFE WILL DEPEND ON MARKET DEMAND BUT WILL NOT EXCEED THE MAXIMUM PERMITTED PRODUCTION LEVEL. THE PROJECT IS EXPECTED TO CONTINUE FOR 12 YEARS. THIS WILL INCLUDE 10 YEARS OF EXTRACTION AND RECLAMATION OF PREVIOUS PHASES. RECLAMATION OF PREVIOUSLY DISTURBED AREAS IS ANTICIPATED TO BEGIN IN YEAR 2. VEGETATION MONITORING WILL CONTINUE FOR 3 YEARS AFTER RECLAMATION.

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).

OWNER

COTTONWOOD CAJON ES LLC
9255 DOHENY ROAD, #802
WEST HOLLYWOOD, CA 90069

PERMITTEE

GREG BROWN
NEW WEST DEVELOPMENT
565 N. MAGNOLIA AVE.,
EL CAJON, CA 92020

ASSESSOR'S PARCEL NUMBERS

THE PROJECT IS LOCATED ON TWENTY-TWO SEPARATE ASSESSORS PARCELS (APNS) AS PRESENTED IN FOLLOWING TABLE. PORTIONS OF THE PROPERTY WILL NOT BE MINED ALTHOUGH THOSE AREAS MAY BE DISTURBED AS PART OF THE RECLAMATION EFFORT FOR THE PROPERTY.

APN	TOTAL ACRES (APPROX.)	OWNER	ZONING	GENERAL PLAN LAND USE
506-021-1900	8.20	COTTONWOOD CAJON ES, LLC	S88	OS-R
506-020-5200	4.01	COTTONWOOD CAJON ES, LLC	S80	OS-R
518-012-1300	2.97	COTTONWOOD CAJON ES, LLC	S90	OS-R
518-012-1400	46.61	COTTONWOOD CAJON ES, LLC	S90	OS R
518-030-0500	2.30	COTTONWOOD CAJON ES, LLC	S90	OS-R
518-030-0600	5.58	COTTONWOOD CAJON ES, LLC	S90	OS-R
518-030-0700	2.59	COTTONWOOD CAJON ES, LLC	S90	OS-R
518-030-0800	0.69	COTTONWOOD CAJON ES, LLC	S90	OS-R
518-030-1000	7.16	COTTONWOOD CAJON ES, LLC	S90	OS-R
518-030-1200	0.88	COTTONWOOD CAJON ES, LLC	S90	OS-R
518-030-1300	10.30	COTTONWOOD CAJON ES, LLC	S90	OS-R
518-030-1500	4.04	COTTONWOOD CAJON ES, LLC	S90	OS-R
518-030-2100	56.71	COTTONWOOD CAJON ES, LLC	S90	OS-R
518-030-2300	19.43	COTTONWOOD CAJON ES, LLC	S90	OS R
519-010-1500	33.72	COTTONWOOD CAJON ES, LLC	S90	OS-R
519-010-1700	14.59	COTTONWOOD CAJON ES, LLC	S90	OS-R
519-010-2000	19.22	COTTONWOOD CAJON ES, LLC	S90	OS R
519-010-2100	1.10	COTTONWOOD CAJON ES, LLC	S90	OS-R
519-010-3300	1.76	COTTONWOOD CAJON ES, LLC	S90	OS-R
519-010-3400	7.17	COTTONWOOD CAJON ES, LLC	S90	OS-R
519-010-3700	1.06	COTTONWOOD CAJON ES, LLC	S90	OS R
519-011-0300	23.80	COTTONWOOD CAJON ES, LLC	S88	OS-R
TOTALS	279.79			

DEFINITIONS	
S90	HOLDING AREA
S88	SPECIFIC PLAN AREA
S80	OPEN SPACE
OS-R	OPEN SPACE - RECREATION

FOR REVIEW ONLY

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

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
	ORIGINAL		X-X-XX

BENCHMARK	
DESCRIPTION:	COTTONWOOD GOLF COURSE
LOCATION:	NAD 83, EPOCH 1998.50, ZONE 6, GEOID 3
RECORD FROM:	ROS 18512
ELEVATION:	488.50 FEET DATUM: NGVD 29

PRIVATE CONTRACT

SHEET 1 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 11 SHEETS

RECLAMATION PLAN FOR:
COTTONWOOD
SAND MINING PROJECT
CALIFORNIA COORDINATE INDEX 290-1791

Approved COUNTY ENGINEER
Engineer of work

ENGINEER'S NAME CHANG CONSULTANTS
PHONE NO (858) 692-0760

FILE NO.

10/7/2019 10:26 PM

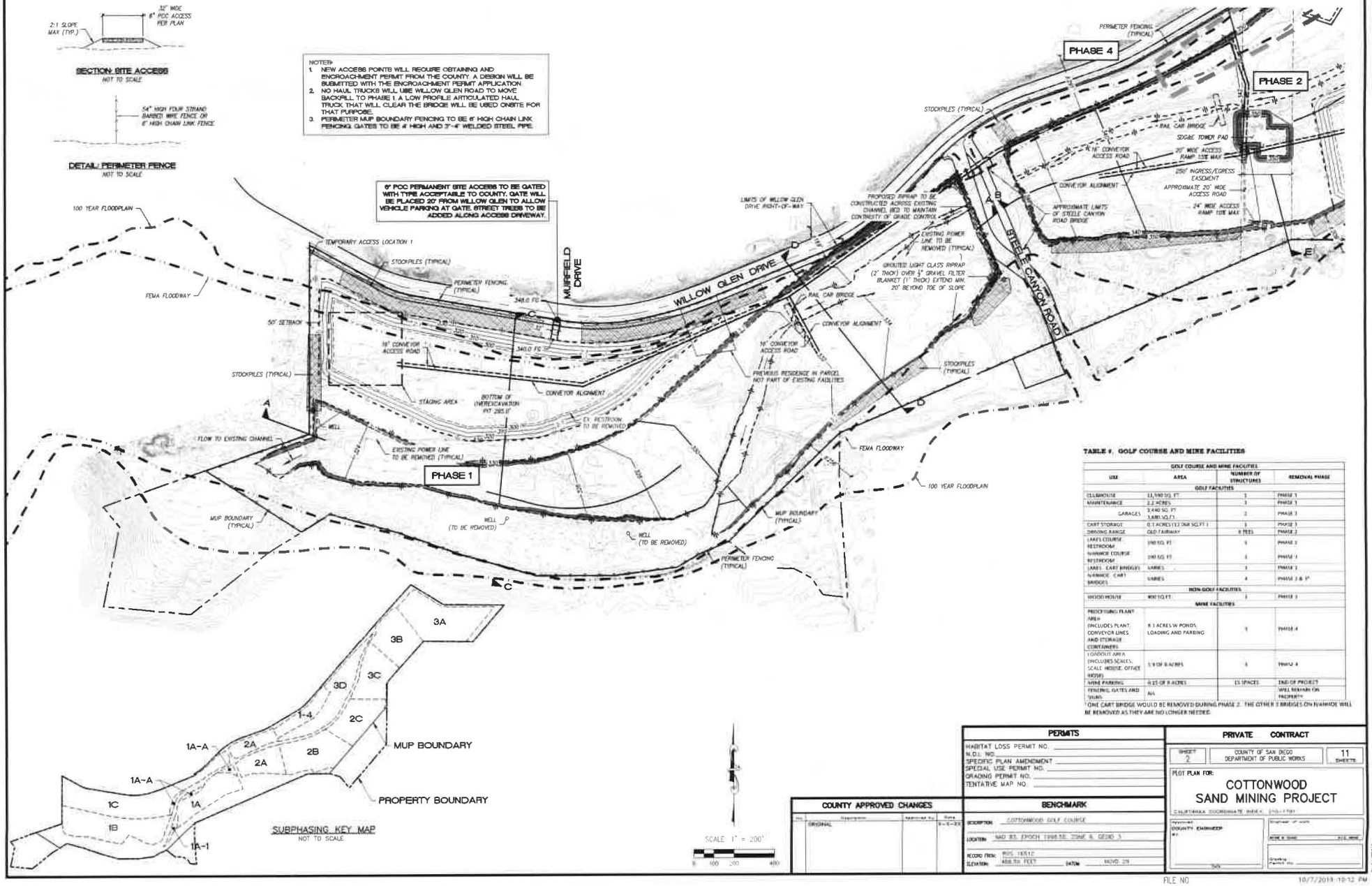


TABLE 9. GOLF COURSE AND MINE FACILITIES

GOLF COURSE AND MINE FACILITIES			
USE	AREA	NUMBER OF STRUCTURES	REMOVAL PHASE
GOLF FACILITIES			
CLUBHOUSE	11,590 SQ. FT.	1	PHASE 1
MAINTENANCE	2.2 ACRES	1	PHASE 1
GARAGES	3,440 SQ. FT. 3,680 SQ.FT.	2	PHASE 1
CART STORAGE	0.1 ACRES (3,060 SQ.FT.)	1	PHASE 1
DRIVING RANGE	OLD FAIRWAY	9 TEES	PHASE 2
LAKES COURSE RESTROOM NARROWS COURSE RESTROOM	280 SQ. FT. 280 SQ. FT.	1 1	PHASE 1 PHASE 1
LAKES CART BRIDGES	4 LAKES	1	PHASE 1
NARROWS CART BRIDGES	5 LAKES	4	PHASE 3 & 4*
NON-GOLF FACILITIES			
WOOD HOUSE	900 SQ. FT.	1	PHASE 1
MINE FACILITIES			
PROCESSING PLANT AREA (INCLUDES PLANT, CONVEYOR LINES AND STORAGE CONTAINERS)	8.1 ACRES W PONDS, LOADING AND PARKING	1	PHASE 4
LOADOUT AREA (INCLUDES SCALES, SCALE HOUSE, OFFICE ROOM)	3.9 OF 8 ACRES	1	PHASE 4
MINE PARKING	0.25 OF 8 ACRES	25 SPACES	END OF PROJECT
FENCING, GATES AND SIGNS	NA		WILL REMAIN ON PROPERTY

*ONE CART BRIDGE WOULD BE REMOVED DURING PHASE 2. THE OTHER 3 BRIDGES ON NARROWS WILL BE REMOVED AS THEY ARE NO LONGER NEEDED.

PERMITS	PRIVATE CONTRACT
HABITAT LOSS PERMIT NO.	SHEET 2 — COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS — 11 SHEETS
N.O.I. WQ	PLOT PLAN FOR: COTTONWOOD SAND MINING PROJECT
SPECIFIC PLAN AMENDMENT	
SPECIAL USE PERMIT NO.	
GRADING PERMIT NO.	
TENTATIVE MAP NO.	

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE
	ORIGINAL		6-6-20

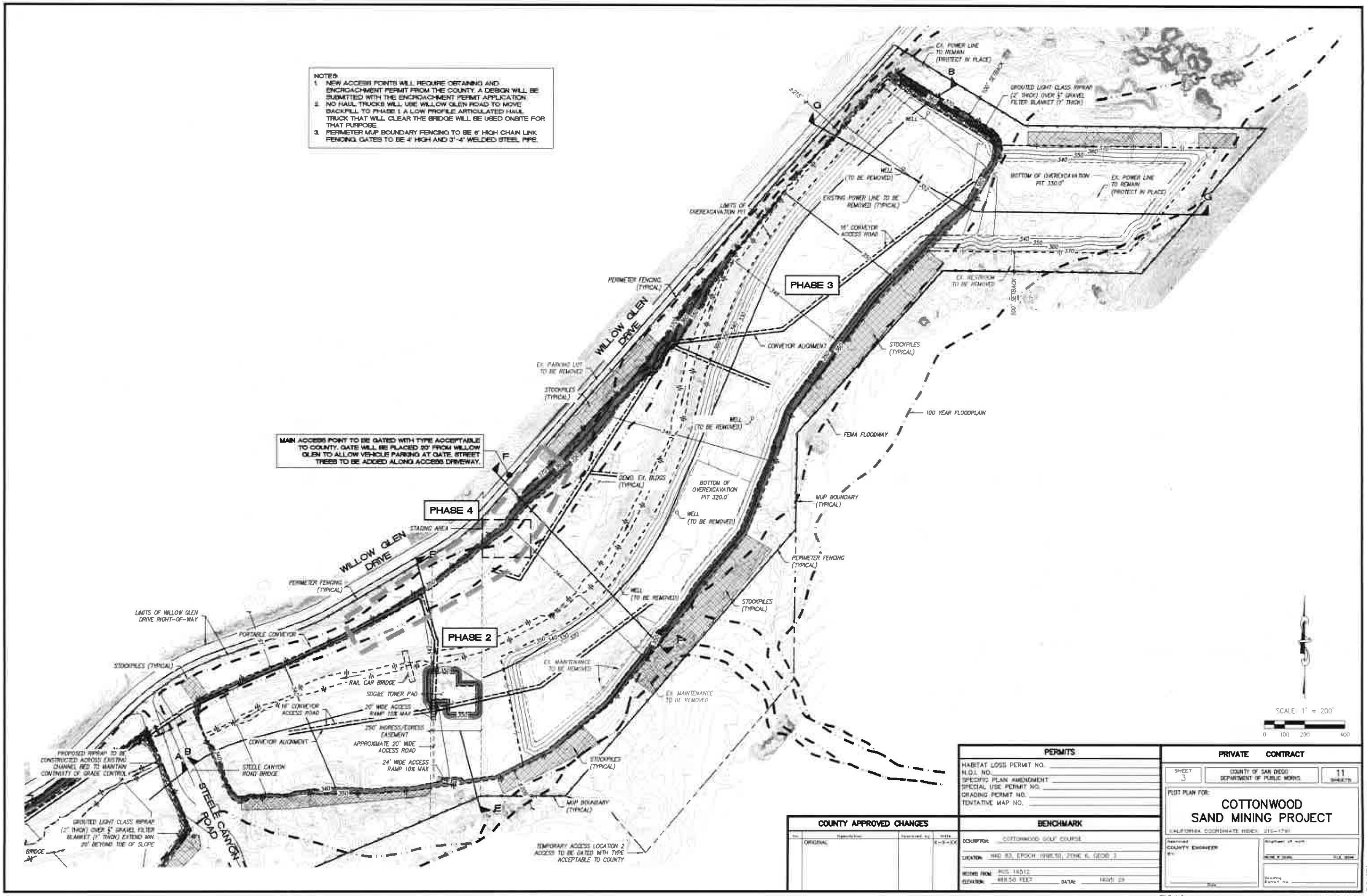
BENCHMARK	
DESCRIPTION: COTTONWOOD GOLF COURSE	
LOCATION: NAD 83, EPOCH 1998.50, ZONE 6, GEOID 3	
RECORD FROM: POS 19512	
ELEVATION: 488.76 FEET	DATUM: NGVD 29

FOR REVIEW ONLY

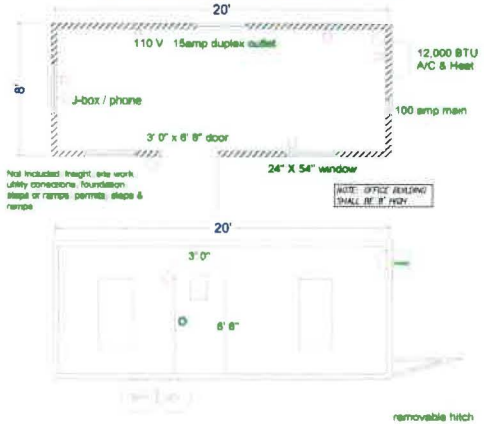
ENGINEER'S NAME: CHANG CONSULTANTS
PHONE NO: (858) 492-0760

FILE NO

10/7/2019 10:12 PM


NOTES:
1. NEW ACCESS POINTS WILL REQUIRE OBTAINING AND ENCROACHMENT PERMIT FROM THE COUNTY. A DESIGN WILL BE SUBMITTED WITH THE ENCROACHMENT PERMIT APPLICATION.
2. NO HAUL TRUCKS WILL USE WILLOW GLEN ROAD TO MOVE BACKFILL TO PHASE 1. A LOW PROFILE ARTICULATED HAUL TRUCK THAT WILL CLEAR THE BRIDGE WILL BE USED ONSITE FOR THAT PURPOSE.
3. PERIMETER MUP BOUNDARY FENCING TO BE 6' HIGH CHAIN LINK FENCING. GATES TO BE 4' HIGH AND 3"-4" WELDED STEEL PIPE.
MAIN ACCESS POINT TO BE GATED WITH TYPE ACCEPTABLE TO COUNTY. GATE WILL BE PLACED 20' FROM WILLOW GLEN TO ALLOW VEHICLE PARKING AT GATE. STREET TREES TO BE ADDED ALONG ACCESS DRIVEWAY.
PHASE 2
PHASE 3
PHASE 4
WILLOW GLEN DRIVE
STEELE CANYON ROAD
EX. POWER LINE TO REMAIN (PROTECT IN PLACE)
GROUTED LIGHT CLASS RIPRAP (2' THICK) OVER 6" GRAVEL FILTER BLANKET (1' THICK)
BOTTOM OF OVEREXCAVATION PIT 330.0'
BOTTOM OF OVEREXCAVATION PIT 320.0'
EXISTING POWER LINE TO BE REMOVED (TYPICAL)
LIMITS OF OVEREXCAVATION PIT
16' CONVEYOR ACCESS ROAD
PERIMETER FENCING (TYPICAL)
CONVEYOR ALIGNMENT
STOCKPILES (TYPICAL)
EX. PARKING LOT TO BE REMOVED
WELL (TO BE REMOVED)
100 YEAR FLOODPLAIN
FEMA FLOODWAY
MUP BOUNDARY (TYPICAL)
DEMO. EX. BLDGS (TYPICAL)
STAGING AREA
EX. RESTROOM TO BE REMOVED
100' SETBACK
LIMITS OF WILLOW GLEN DRIVE RIGHT-OF-WAY
PORTABLE CONVEYOR
RAIL CAR BRIDGE
SDG&E TOWER PAD
20' WIDE ACCESS RAMP 15% MAX
250' INGRESS/EGRESS EASEMENT
APPROXIMATE 20' WIDE ACCESS ROAD
24' WIDE ACCESS RAMP 10% MAX
EX. MAINTENANCE TO BE REMOVED
PROPOSED RIPRAP TO BE CONSTRUCTED ACROSS EXISTING CHANNEL BED TO MAINTAIN CONTINUITY OF GRADE CONTROL
STEELE CANYON ROAD BRIDGE
GROUTED LIGHT CLASS RIPRAP (2' THICK) OVER 6" GRAVEL FILTER BLANKET (1' THICK) EXTEND MIN. 20' BEYOND TOE OF SLOPE
BRIDGE
TEMPORARY ACCESS LOCATION 2 ACCESS TO BE GATED WITH TYPE ACCEPTABLE TO COUNTY
SCALE: 1" = 200'
0 100 200 400
FOR REVIEW ONLY
PERMITS
HABITAT LOSS PERMIT NO.
N.O.I. NO.
SPECIFIC PLAN AMENDMENT
SPECIAL USE PERMIT NO.
GRADING PERMIT NO.
TENTATIVE MAP NO.
COUNTY APPROVED CHANGES
ORIGINAL
BENCHMARK
DESCRIPTION: COTTONWOOD GOLF COURSE
LOCATION: NAD 83, EPOCH 1998.50, ZONE 6, GEOID 3
RECORD FROM: ROS 18512
ELEVATION: 488.50 FEET DATUM: NGVD 29
PRIVATE CONTRACT
SHEET 3
COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS
11 SHEETS
PLOT PLAN FOR:
COTTONWOOD
SAND MINING PROJECT
COUNTY ENGINEER
ENGINEER'S NAME: CHANG CONSULTANTS
FILE NO
10/7/2019 10:11 PM

8' X 20' Construction Office Floor Plan



PLANT AREA DETAIL
SCALE: 1" = 80'

SCALE 1" = 60'
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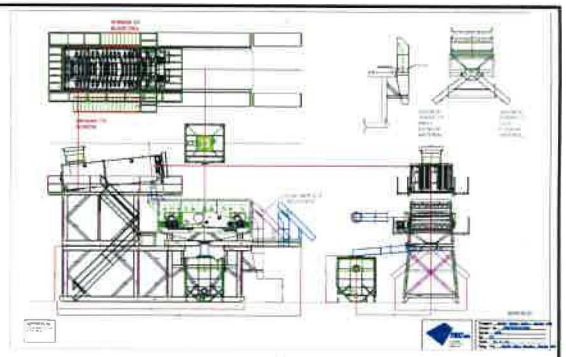
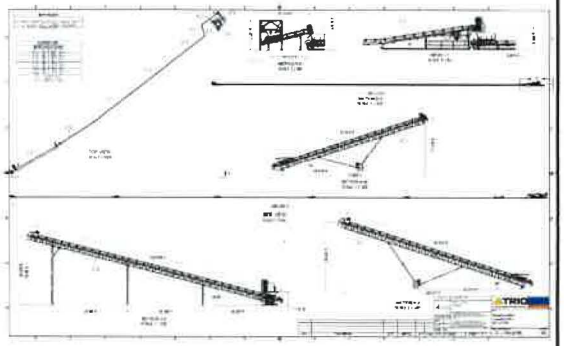
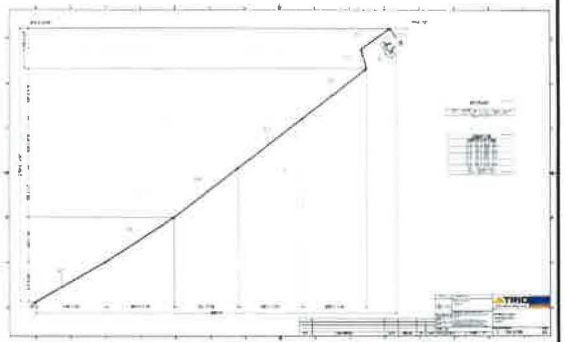






PERMITS	PRIVATE CONTRACT
HABITAT LOSS PERMIT NO.	SHEET 4 — COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS — 11 SHEETS
N.D.I. NO.	PLOT PLAN FOR: COTTONWOOD SAND MINING PROJECT
SPECIFIC PLAN AMENDMENT	CALIFORNIA COORDINATE INDEX: (N-S) (E-W)
SPECIAL USE PERMIT NO.	APPROVED: COUNTY ENGINEER BY:
GRADING PERMIT NO.	Engineer of work:
TENTATIVE MAP NO.	Drawing Number:

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
	ORIGINAL		8-4-XX

BENCHMARK	
DESCRIPTION:	COTTONWOOD GOLF COURSE
LOCATION:	NAD 83, EPOCH 1998.50, ZONE 6, GEOID 12
RECORD FROM:	RDS 19312
ELEVATION:	488.50 FEET — DATUM: NGVD 29

FILE NO

10/7/2019 10:25 PM

FOR REVIEW ONLY

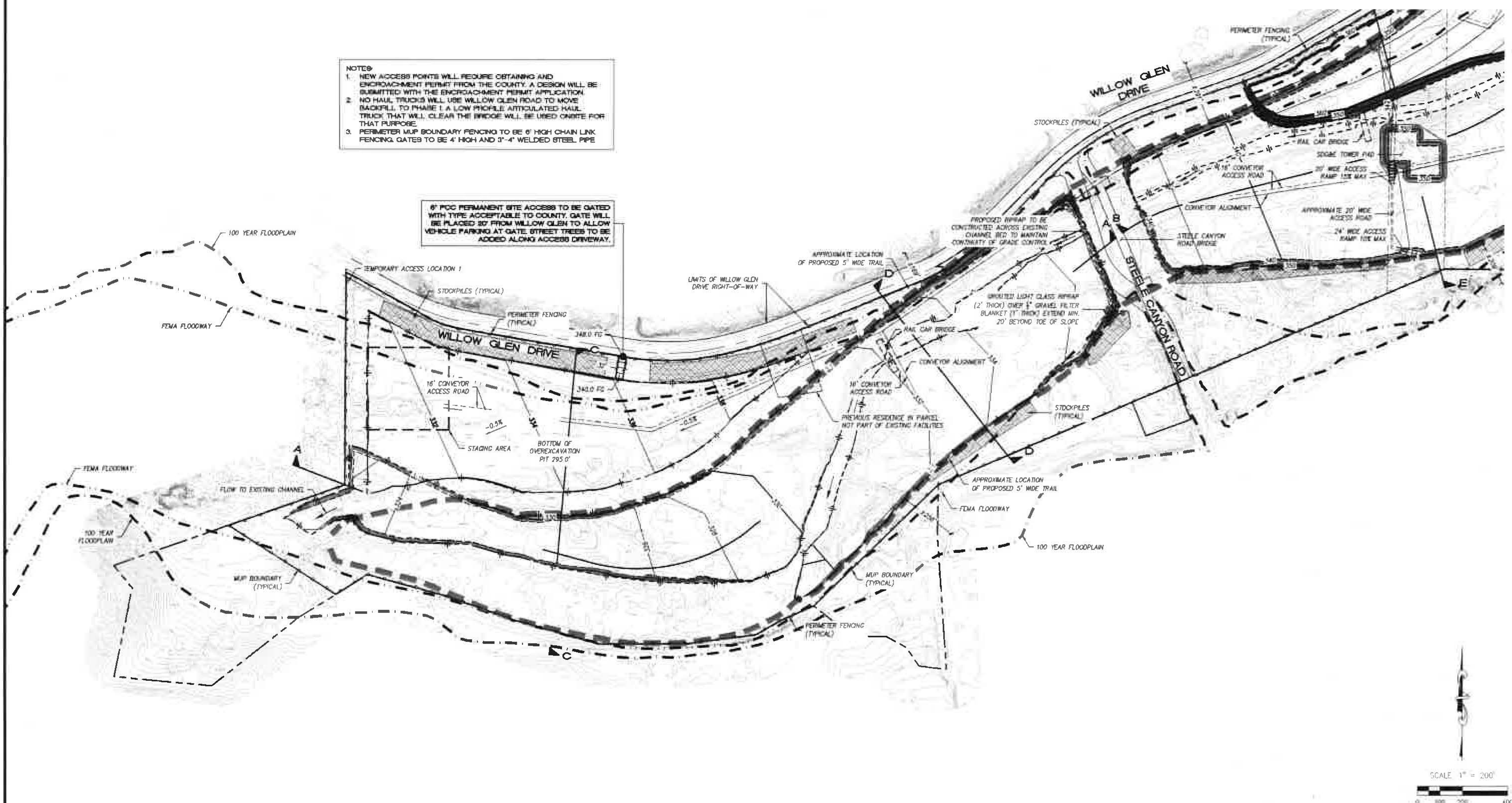
ENGINEER'S NAME
PHONE NO. (858) 692-0760

FOR REVIEW ONLY

NOTES:

1. NEW ACCESS POINTS WILL REQUIRE OBTAINING AND ENCROACHMENT PERMIT FROM THE COUNTY. A DESIGN WILL BE SUBMITTED WITH THE ENCROACHMENT PERMIT APPLICATION.
2. NO HAUL TRUCKS WILL USE WILLOW GLEN ROAD TO MOVE BACKFILL TO PHASE I. A LOW PROFILE ARTICULATED HAUL TRUCK THAT WILL CLEAR THE BRIDGE WILL BE USED ONSITE FOR THAT PURPOSE.
3. PERIMETER MUP BOUNDARY FENCING TO BE 6' HIGH CHAIN LINK FENCING. GATES TO BE 4' HIGH AND 3"-4" WELDED STEEL PIPE

6" PCC PERMANENT SITE ACCESS TO BE GATED WITH TYPE ACCEPTABLE TO COUNTY. GATE WILL BE PLACED 20' FROM WILLOW GLEN TO ALLOW VEHICLE PARKING AT GATE. STREET TREES TO BE ADDED ALONG ACCESS DRIVEWAY.



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

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
	ORIGINAL		X-X-XX

BENCHMARK

DESCRIPTION: COTTONWOOD GOLF COURSE
LOCATION: NAD 83, EPOCH 1986.50, ZONE 6, GEOID 3
RECORD FROM: ROS 18512
ELEVATION: 488.50 FEET DATUM: NGVD 29

PRIVATE CONTRACT

SHEET 5 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 11 SHEETS

RECLAMATION PLAN FOR:

COTTONWOOD SAND MINING PROJECT

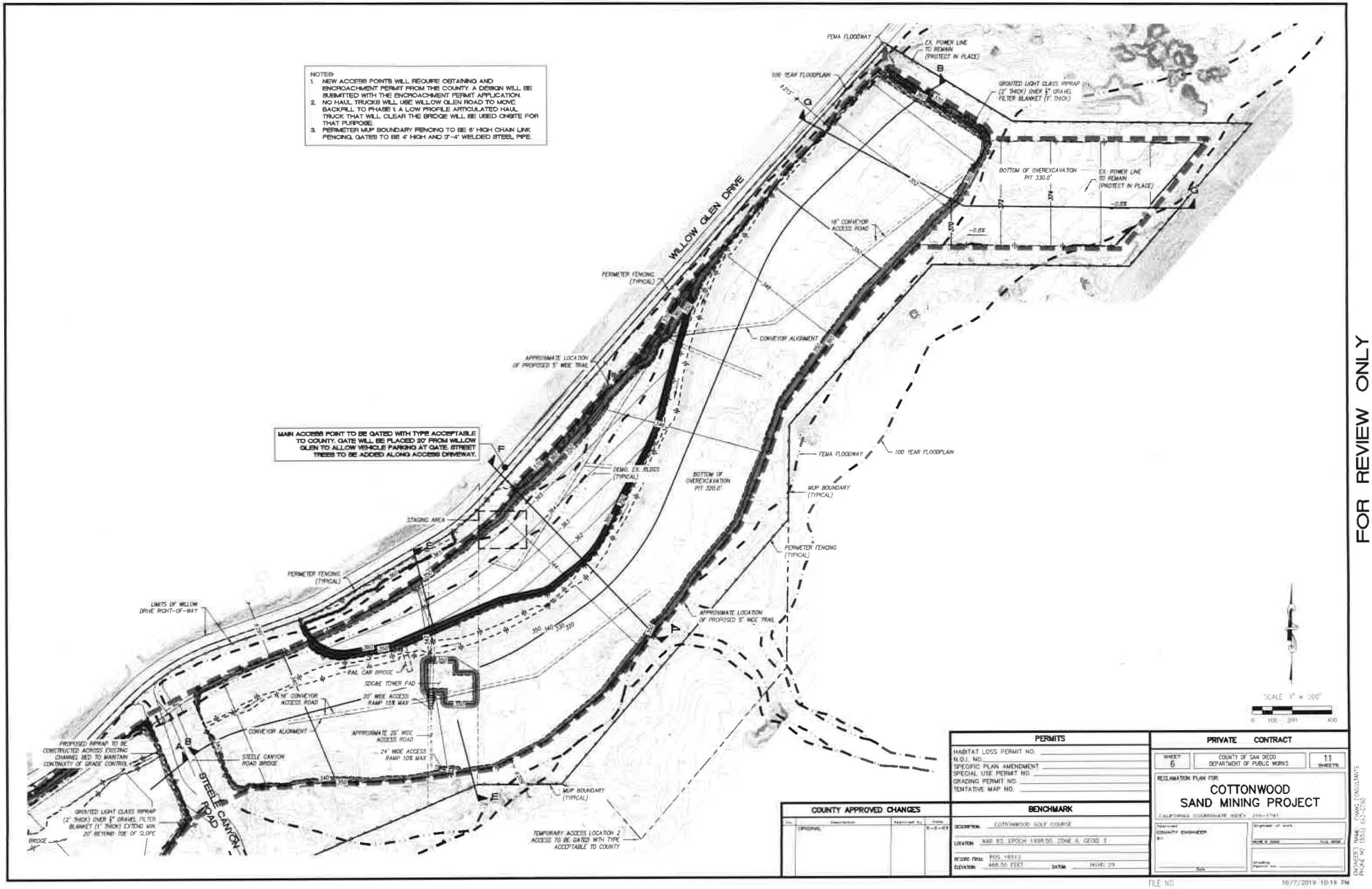
CALIFORNIA COORDINATE INDEX: 2[illegible]

Approved COUNTY ENGINEER

FILE NO.

10/7/2018 10:10 PM

ENGINEER'S NAME: CHANG CONSULTANTS
PHONE NO. (858) 692-0760



FOR REVIEW ONLY

PERMITS	PRIVATE CONTRACT
HABITAT LOSS PERMIT NO.	SHEET 6 — COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS — 11 SHEETS
N.O.I. NO.	RECLAMATION PLAN FOR: COTTONWOOD SAND MINING PROJECT
SPECIFIC PLAN AMENDMENT	CALIFORNIA COORDINATE INDEX 210-1781
SPECIAL USE PERMIT NO.	Approved COUNTY ENGINEER — Engineer of work — Date — Drawing Approval No.
GRADING PERMIT NO.	
TENTATIVE MAP NO.	

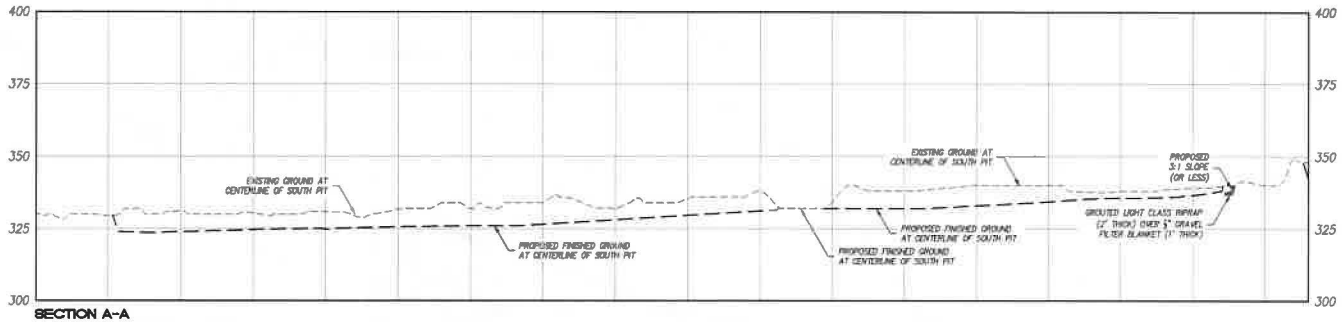
COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
	ORIGINAL		6-4-07

BENCHMARK	
DESCRIPTION:	COTTONWOOD GOLF COURSE
LOCATION:	NAD 83, EPOCH 1998.50, ZONE 6, GEOID 3
RECORD FROM:	POS. 19513
ELEVATION:	466.50 FEET — DATUM: NGVD 29

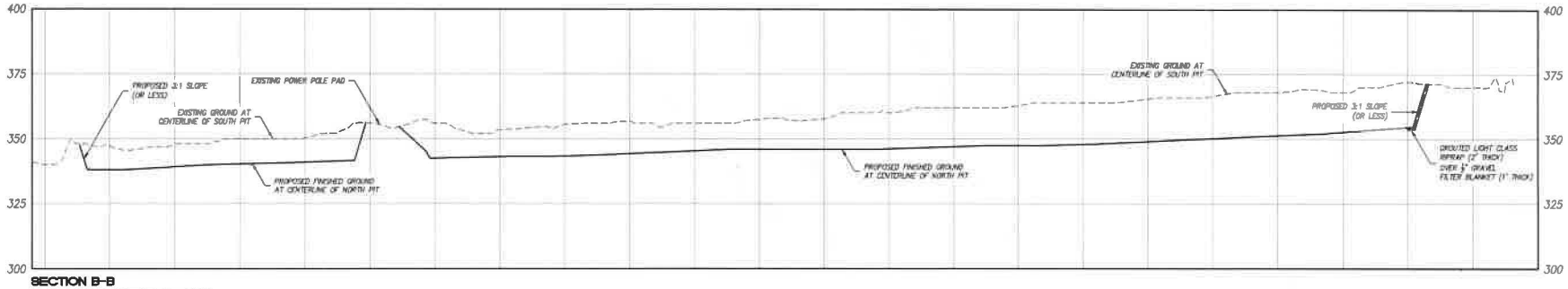
ENGINEER'S NAME: CHANG CONSULTANTS
PHONE NO: (858) 692-0760

FILE NO

10/7/2019 10:19 PM



SECTION A-A
SCALE HORIZ/VERT: 1" = 200'



SECTION B-B
SCALE HORIZ/VERT: 1" = 200'

FOR REVIEW ONLY

SCALE: 1" = 200'

PERMITS	PRIVATE CONTRACT
HABITAT LOSS PERMIT NO.	SHEET 7 — COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS — 11 SHEETS
N.O.I. NO.	SITE CROSS-SECTIONS FOR:
SPECIFIC PLAN AMENDMENT	COTTONWOOD SAND MINING PROJECT
SPECIAL USE PERMIT NO.	CALIFORNIA COORDINATE INDEX 210-1794
GRADING PERMIT NO.	Approved COUNTY ENGINEER — Engineer of work
TENTATIVE MAP NO.	Date — Grading Permit No.

COUNTY APPROVED CHANGES			
No.	Description	Approved R.J.	Date
	ORIGINAL		X-X-XX

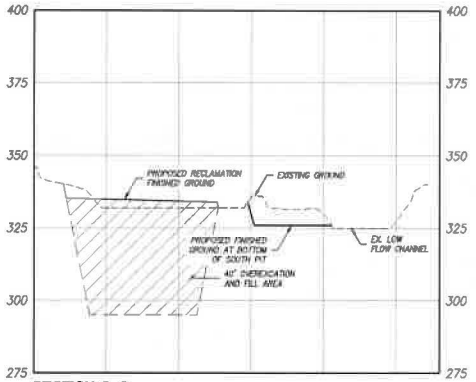
BENCHMARK

DESCRIPTION: COTTONWOOD GOLF COURSE
LOCATION: NAD 83, EPOCH 1998.50, ZONE 6, GEOID 3
RECORD FROM: ROS 16512
ELEVATION: 488.50 FEET DATUM: NGVD 29

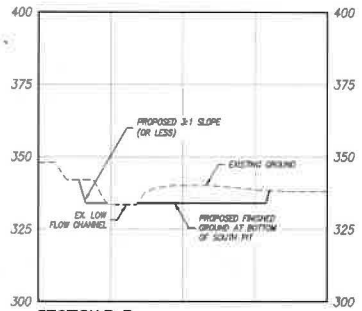
FILE NO.

10/4/2019 12:32 AM

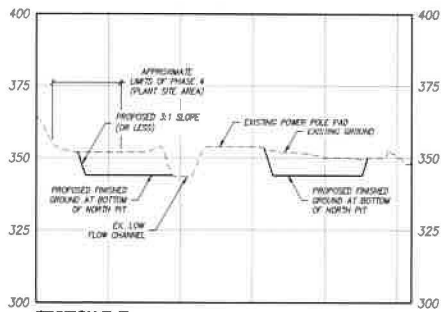
ENGINEER'S NAME: CHARC CONSULTANTS
PHONE NO: (858) 922-0760



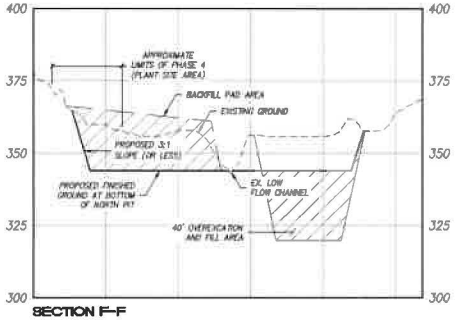
SECTION C–C
SCALE HORIZ/VERT: 1" = 200'



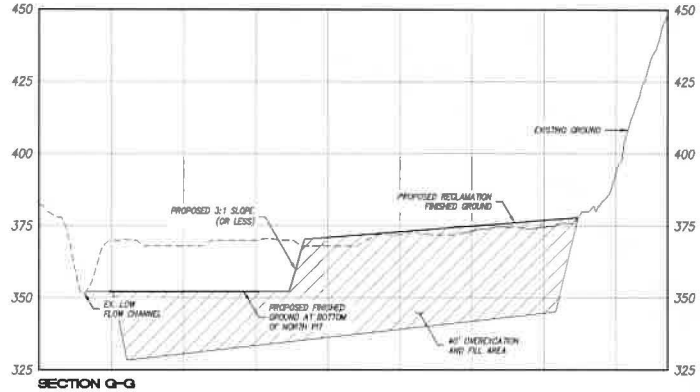
SECTION D–D
SCALE HORIZ/VERT: 1" = 200'



SECTION E–E
SCALE HORIZ/VERT: 1" = 200'



SECTION F–F
SCALE HORIZ/VERT: 1" = 200'



SECTION G–G
SCALE HORIZ/VERT: 1" = 200'

FOR REVIEW ONLY

SCALE: 1" = 200'
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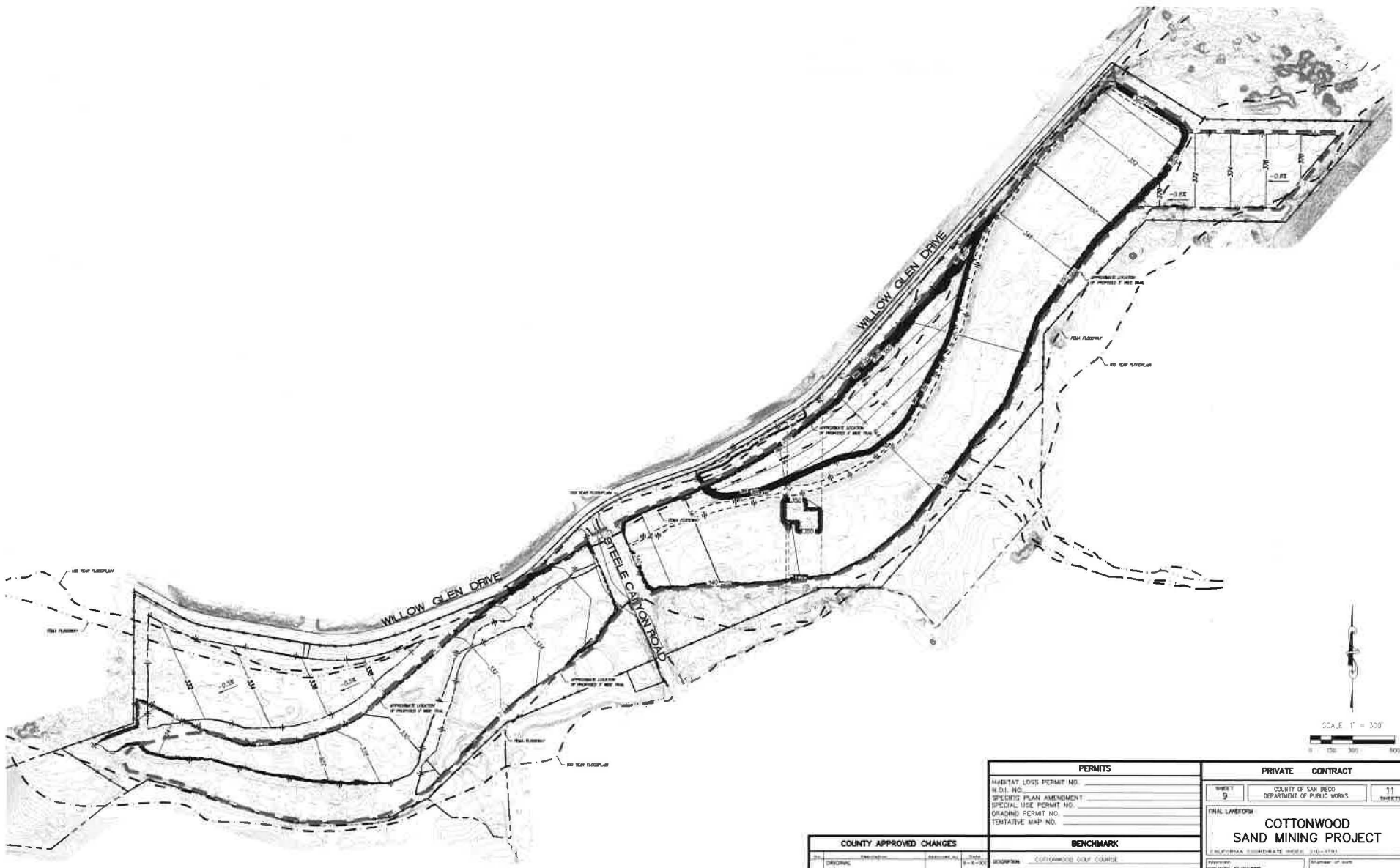
PERMITS	PRIVATE CONTRACT
HABITAT LOSS PERMIT NO.	SHEET 8 — COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS — 11 SHEETS
N.O.I. NO.	SITE CROSS-SECTIONS FOR: COTTONWOOD SAND MINING PROJECT
SPECIFIC PLAN AMENDMENT	CALIFORNIA COORDINATE INDEX: 310-1791
SPECIAL USE PERMIT NO.	Approved COUNTY ENGINEER — Engineer of work
GRADING PERMIT NO.	Date — Grading Permit No.
TENTATIVE MAP NO.	

COUNTY APPROVED CHANGES				BENCHMARK
No.	Description	Approved by	Date	DESCRIPTION: COTTONWOOD GOLF COURSE
	ORIGINAL		6-6-83	LOCATION: NAD 83, EPOCH 1998.50, ZONE 6, GEOID 3
				RECORD FROM: ROS 14512
				ELEVATION: 488.50 FEET DATUM: NGVD 29

PROJECT'S NAME: COTTONWOOD SAND MINING (CONFIDENTIAL)
PHONE NO. (858) 522-6700

FILE NO.

10/3/2019 1:04 AM



FOR REVIEW ONLY

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	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
9		11

FINAL LANDFORM

COTTONWOOD SAND MINING PROJECT

CALIFORNIA COORDINATE INDEX 210-1791

Approved
COUNTY ENGINEER
R.C.E.

Engineer of work

Date

Drawing Approval No.

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
	ORIGINAL		9-6-XX

BENCHMARK	
DESCRIPTION	COTTONWOOD GOLF COURSE
LOCATION	NAD 83, EPOCH 1998.50, ZONE 6, GEOID 3
RECORD FROM	PDS 19510
ELEVATION	488.50 FEET DATUM NGVD 29

FILE NO

10/5/2019 8:09 AM

ENGINEER'S NAME - CHANG CONSULTANTS
PHONE NO. (562) 692-0760

REVEGETATION AREAS

- EROSION CONTROL SEED MIX
- MULE FAT SCRUB REVEGETATION
- SOUTHERN WILLOW SCRUB
- COASTAL SAGE SCRUB

Coastal Sage Scrub Seed Mix

Container Plantings				
Species	Common Name	Spacing on Center (ft.)	Grouping Size	Number Per Acre
Artemisia californica	California sagebrush	5	10	350
Encelia californica	California encelia	5	10	200
Eriogonum fasciculatum ssp. fasciculatum	California buckwheat	5	10	350
Heteromeles arbutifolia	toyon	12	6	30
Malosma laurina	laurel sumac	12	6	90
Rhus integrifolia	lemonadeberry	12	6	50
Salvia mellifera	black sage	5	10	200
Sambucus nigra	Mexican elderberry	12	6	30
			Total	1,300

Seed Mixture			
Scientific Name	Common Name	%Purity/ Germination	Pounds per Acre
Acmispon glaber	deerweed	95/80	1
Artemisia californica	California sagebrush	30/60	3
Baccharis pilularis	coyote brush	10/50	1
Deinandra fasciculata	fascicled tarplant	25/65	2
Encelia californica	California encelia	80/45	3
Eriogonum fasciculatum	California buckwheat	55/20	6
Eriophyllum confertiflorum	golden-yarrow	30/70	2
Eschscholzia californica	California poppy	96/80	2
Isocoma menziesii	goldenbush	18/40	1
Lasthenia gracilis	common goldfields	70/50	2
Lupinus succulentus	arroyo lupine	98/85	2
Mimulus aurantiacus	monkeyflower	2/75	2
Stipa pulchra	purple needlegrass	90/80	6
Plantago erecta	dot-seed plantain	97/89	3
Salvia mellifera	black sage	85/50	3
Sisyrinchium bellum	blue-eyed grass	98/90	2
		Total	40

Erosion Control Seed Mix

Species	Common Name	Pounds per Acre
Ambrosia psilostachya	western ragweed	6
Bromus carinatus	California bromegrass	8
Vulpia microstachys	small fescue	6
Plantago insularis	plantain	20
	Total	40

Southern Willow Scrub Plant Palette (Riparian)

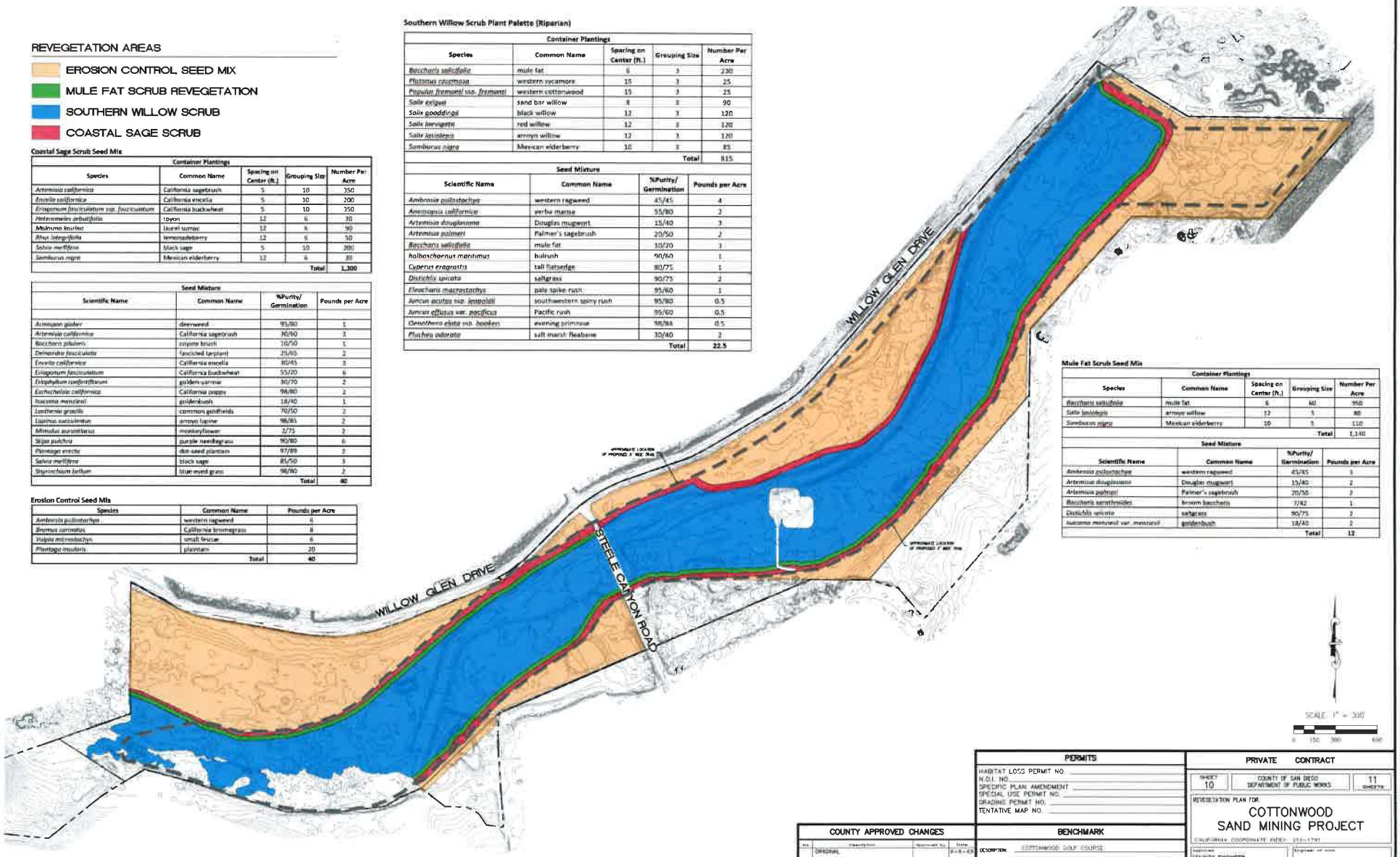
Container Plantings				
Species	Common Name	Spacing on Center (ft.)	Grouping Size	Number Per Acre
Baccharis salicifolia	mule fat	6	3	230
Platanus racemosa	western sycamore	15	3	25
Populus fremontii ssp. fremontii	western cottonwood	15	3	25
Salix exigua	sand bar willow	8	3	90
Salix gooddingii	black willow	12	3	120
Salix laevigata	red willow	12	3	120
Salix lasiolepis	arroyo willow	12	3	120
Sambucus nigra	Mexican elderberry	10	3	85
			Total	815

Seed Mixture			
Scientific Name	Common Name	%Purity/ Germination	Pounds per Acre
Ambrosia psilostachya	western ragweed	45/45	4
Anemopsis californica	yerba mansa	55/80	2
Artemisia douglasiana	Douglas mugwort	15/40	3
Artemisia palmeri	Palmer's sagebrush	20/50	2
Baccharis salicifolia	mule fat	10/20	1
halboschoenus maritimus	bulrush	90/60	1
Cyperus eragrostis	tall flatsedge	80/75	1
Distichlis spicata	saltgrass	90/75	2
Eleocharis macrostachya	pale spike-rush	95/60	1
Juncus acutus ssp. leopoldii	southwestern spiny rush	95/80	0.5
Juncus effusus var. pacificus	Pacific rush	99/60	0.5
Oenothera elata ssp. hookeri	evening primrose	98/84	0.5
Pluchea odorata	salt marsh fleabane	30/40	2
		Total	22.5

Mule Fat Scrub Seed Mix

Container Plantings				
Species	Common Name	Spacing on Center (ft.)	Grouping Size	Number Per Acre
Baccharis salicifolia	mule fat	6	60	950
Salix lasiolepis	arroyo willow	12	5	80
Sambucus nigra	Mexican elderberry	10	5	110
			Total	1,140

Seed Mixture			
Scientific Name	Common Name	%Purity/ Germination	Pounds per Acre
Ambrosia psilostachya	western ragweed	45/45	1
Artemisia douglasiana	Douglas mugwort	15/40	2
Artemisia palmeri	Palmer's sagebrush	20/50	2
Baccharis sarothroides	broom baccharis	7/42	1
Distichlis spicata	saltgrass	90/75	2
Isocoma menziesii var. menziesii	goldenbush	18/40	2
		Total	12



PERMITS	PRIVATE CONTRACT
HABITAT LOSS PERMIT NO.	SHEET 10 — COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS — 11 SHEETS
N.O.I. NO.	REVEGETATION PLAN FOR
SPECIFIC PLAN AMENDMENT	COTTONWOOD SAND MINING PROJECT
SPECIAL USE PERMIT NO.	CALIFORNIA COORDINATE INDEX: 210-1797
GRADING PERMIT NO.	COUNTY ENGINEER
TENTATIVE MAP NO.	

COUNTY APPROVED CHANGES				BENCHMARK
NO.	DESCRIPTION	APPROVED BY	DATE	DESCRIPTION: COTTONWOOD GOLF COURSE
	ORIGINAL		8-6-03	LOCATION: NAD 83, EPOCH 1998.50, ZONE 6, GEOID 12
				RECORD TRUE: BOS 18512
				ELEVATION: 418.50 FEET DATUM: NGVD 29

FOR REVIEW ONLY

ENGINEER'S NAME: CRAIG CONSULTANTS
PHONE NO: (858) 552-0555

FILE NO

10/15/2019 1:09 AM

THIS SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, AS ORDER NO 1235014-20, DATED FEBRUARY 12, 2002. EFFECTS OF AGREEMENTS, PERMITS, LIENS, ASSESSMENTS, LEASES, COVENANTS, AND/OR RESTRICTIONS APPEARING IN SAID POLICY AS ITEM NOS. 1-4, 11, 12, 18, 22-24, 26, 29, 32-34, 36, 38, 39, 44, 47, 54, 55, 57, 63, 65, 66, AND 70-72, INCLUSIVE, ARE NOT NOTED ON THIS SURVEY

(5) RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY SHOWN AS LYING WITHIN ROADS, STREETS OR HIGHWAYS

(6) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED APRIL 29, 1914 IN BOOK 651, PAGE 63 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON

(7) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES RECORDED MAY 10, 1918 IN BOOK 708, PAGE 297 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON

(8) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED MAY 10, 1918 IN BOOK 708, PAGE 298 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON

(9) AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES RECORDED MARCH 28, 1922 IN BOOK 751, PAGE 284 OF DEEDS.

(10) AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES RECORDED MARCH 28, 1928 IN BOOK 751, PAGE 285 OF DEEDS

(13) THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES RECORDED OCTOBER 23, 1940 IN BOOK 1084, PAGE 288 OF OFFICIAL RECORDS

(14) AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED APRIL 9, 1942 IN BOOK 1324, PAGE 363 OF OFFICIAL RECORDS

(15) AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED MAY 1, 1942, IN BOOK 1341, PAGE 258 OF OFFICIAL RECORDS

(16) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED NOVEMBER 10, 1948 IN BOOK 3013 PAGE 199 OF OFFICIAL RECORDS

(17) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED APRIL 11, 1951 IN BOOK 4048, PAGE 482 OF OFFICIAL RECORDS. NO WIDTH SPECIFIED IN SAID DOCUMENT

(19) AN EASEMENT FOR RIGHT OF WAY PURPOSES IN, UPON, OVER, UNDER AND ACROSS THE LANDS HEREINAFTER DESCRIBED, TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN AND USE A LINE OR INDEPENDENT LINES OF POLES AND/OR STEEL TOWERS AND WIRES AND/OR CABLES SUSPENDED THEREON AND SUPPORTED THEREBY, AND UNDERGROUND CONDUITS, CABLES, VAULTS AND MANHOLES, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND FOR ALL OTHER PURPOSES CONNECTED THEREWITH, AND FOR TELEPHONE, SIGNAL AND COMMUNICATION PURPOSES, INCLUDING GUYS, ANCHORAGE, CROSSARMS, BRACES AND ALL OTHER APPLIANCES AND FIXTURES FOR USE IN CONNECTION THEREWITH AND ALSO FOR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES, AT SUCH LOCATIONS AND ELEVATIONS, UPON, ALONG, OVER AND UNDER THE HEREINAFTER DESCRIBED RIGHT OF WAY AS GRANTEE MAY NOW OR HEREAFTER DEEM CONVENIENT AND NECESSARY FROM TIME TO TIME, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM, TO AND ALONG SAID RIGHT OF WAY BY A PRACTICAL ROUTE OR ROUTES IN, UPON, OVER AND ACROSS THE HEREINAFTER DESCRIBED LANDS, TOGETHER WITH THE RIGHT TO CLEAR AND KEEP CLEAR SAID RIGHT OF WAY FROM EXPLOSIVES, BUILDINGS, STRUCTURES AND INFLAMMABLE MATERIALS FOR PROTECTION FROM FIRE AND OTHER HAZARDS AND INCIDENTAL PURPOSES RECORDED FEBRUARY 8, 1960 AS FILE NO. 26047 OF OFFICIAL RECORDS.

(20) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED APRIL 8, 1960 AS FILE NO 70178 OF OFFICIAL RECORDS

(21) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED OCTOBER 24, 1960 AS FILE NO 210673 OF OFFICIAL RECORDS

(25) AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED MARCH 29, 1962 AS FILE NO 53378 OFFICIAL RECORDS

(27) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED JUNE 8, 1962 AS FILE NO 98151 OF OFFICIAL RECORDS

(28) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED SEPTEMBER 23, 1963 AS FILE NO 169818 OF OFFICIAL RECORDS. NOT PLOTTABLE

(30) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED OCTOBER 1, 1963 AS FILE NO 175212 OF OFFICIAL RECORDS

(31) THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES RECORDED FEBRUARY 14, 1964 AS FILE NO 28686 AND 28687 OF OFFICIAL RECORDS

(35) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED MARCH 31, 1966 AS FILE NO 54103 OF OFFICIAL RECORDS

(37) AN EASEMENT FOR PIPELINES FOR WELLS AND INCIDENTAL PURPOSES RECORDED MARCH 31, 1966 AS FILE NO 54104 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON

(40) AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES AS DELINEATED AND DESIGNATED ON MAP 9553

(41) AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES AS DELINEATED AND DESIGNATED ON MAP 9553

(42) AN EASEMENT FOR PIPELINES FOR WELLS AND INCIDENTAL PURPOSES RECORDED JUNE 27, 1978 AS FILE NO 78-267214 OF OFFICIAL RECORDS

(43) AN EASEMENT FOR DRAINAGE CHANNEL AND INCIDENTAL PURPOSES RECORDED OCTOBER 8, 1979 AS FILE NO 79-419917 OF OFFICIAL RECORDS

(45) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED AUGUST 12, 1980 AS FILE NO 80-256258 OF OFFICIAL RECORDS

(46) AN EASEMENT FOR ELECTRICAL, GAS AND COMMUNICATION SYSTEMS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED OCTOBER 1, 1980 AS FILE NO. 80-325857 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON

(48) THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AS GRANTED IN IRREVOCABLE OFFER RECORDED JULY 20, 1984 AS FILE NO 84-275597 AND WAS ACCEPTED JUNE 3, 1992 AS FILE NO 1992-0344626 BOTH OF OFFICIAL RECORDS

(49) AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR PUBLIC RIGHT OF WAY PURPOSES RECORDED JULY 20, 1984 AS FILE NO 84-275597 OF OFFICIAL RECORDS

(50) AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR PUBLIC RIGHT OF WAY PURPOSES RECORDED JULY 20, 1984 AS FILE NO 84-275598 OF OFFICIAL RECORDS

(51) AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR PUBLIC RIGHT OF WAY PURPOSES RECORDED JULY 20, 1984 AS FILE NO. 84-275599 OF OFFICIAL RECORDS

(52) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED AUGUST 3, 1984 AS FILE NO 84-295705 OF OFFICIAL RECORDS

(53) AN EASEMENT FOR DRAINAGE SYSTEM AND INCIDENTAL PURPOSES RECORDED AUGUST 20, 1984 AS FILE NO 84-317329 OF OFFICIAL RECORDS

(56) AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES RECORDED MAY 1, 1985 AS FILE NO. 85-152525 OF OFFICIAL RECORDS

(58) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED SEPTEMBER 30, 1986 AS FILE NO 86-435379 OF OFFICIAL RECORDS

(59) AN EASEMENT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RECONSTRUCTION AND INSPECTION OF AN ENCLOSED OR UNENCLOSED FLOOD DRAINAGE CHANNEL AND ALL STRUCTURES INCIDENTAL THERETO, AND FOR THE FLOWAGE OF ANY WATERS AND INCIDENTAL PURPOSES RECORDED DECEMBER 30, 1987 AS FILE NO 87-713689 OF OFFICIAL RECORDS

(60) AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES RECORDED MARCH 24, 1988 AS FILE NO 88-134732 OF OFFICIAL RECORDS. SAID INSTRUMENT ALSO GRANTS THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES

(61) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED AUGUST 22, 1988 AS FILE NO 88-418623 OF OFFICIAL RECORDS. NOT PLOTTABLE

(62) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED DECEMBER 7, 1988 AS FILE NO 88-628587 OF OFFICIAL RECORDS

(64) AN EASEMENT FOR SLOPE, PUBLIC HIGHWAY AND INCIDENTAL PURPOSES RECORDED AUGUST 28, 1990 AS FILE NO 90-468529 OF OFFICIAL RECORDS.

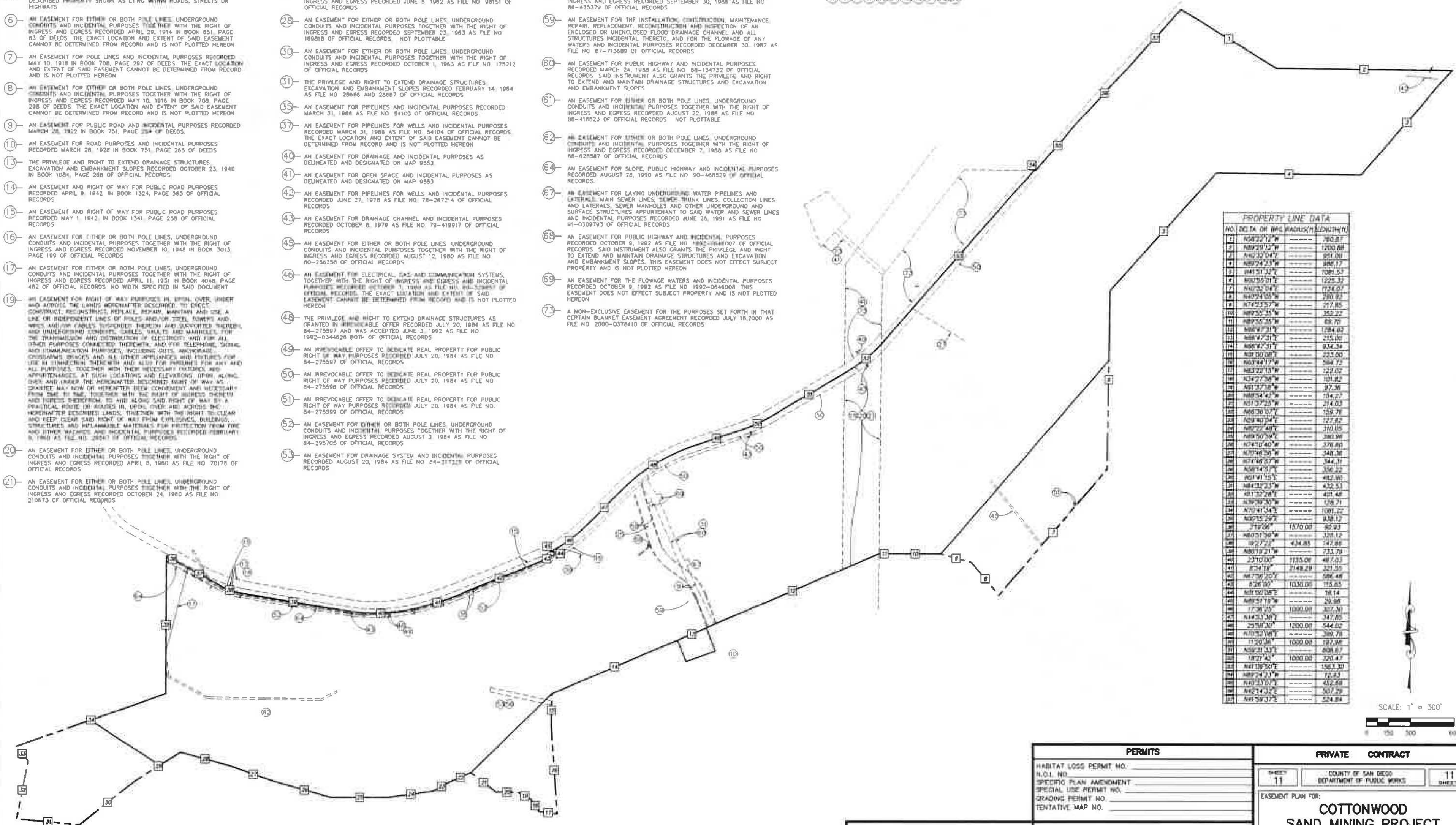
(67) AN EASEMENT FOR LAYING UNDERGROUND WATER PIPELINES AND LATERALS, MAIN SEWER LINES, SEWER TRUNK LINES, COLLECTION LINES AND LATERALS, SEWER MANHOLES AND OTHER UNDERGROUND AND SURFACE STRUCTURES APPURTENANT TO SAID WATER AND SEWER LINES AND INCIDENTAL PURPOSES RECORDED JUNE 26, 1991 AS FILE NO 91-0309793 OF OFFICIAL RECORDS

(68) AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES RECORDED OCTOBER 9, 1992 AS FILE NO 1992-0646007 OF OFFICIAL RECORDS. SAID INSTRUMENT ALSO GRANTS THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES. THIS EASEMENT DOES NOT EFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON

(69) AN EASEMENT FOR THE FLOWAGE WATERS AND INCIDENTAL PURPOSES RECORDED OCTOBER 9, 1992 AS FILE NO 1992-0646008. THIS EASEMENT DOES NOT EFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON

(73) A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES SET FORTH IN THAT CERTAIN BLANKET EASEMENT AGREEMENT RECORDED JULY 18,2000 AS FILE NO 2000-0378410 OF OFFICIAL RECORDS

NON-PLOTTABLE EASEMENTS
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON
(5) (6) (7) (8) (28) (37) (46) (61) (68) (69)



PROPERTY LINE DATA

NO.	DELTA OR BRG.	RADIUS(ft)	LENGTH(ft)
1	N58°22'12"W	------	760.87
2	N89°29'12"W	------	1200.88
3	N40°32'04"E	------	951.00
4	N89°24'23"W	------	986.17
5	N41°51'32"E	------	1081.57
6	N00°55'01"E	------	1225.32
7	N40°32'04"E	------	1124.07
8	N40°24'05"W	------	290.82
9	N74°23'57"W	------	217.85
10	N89°55'35"W	------	352.22
11	N89°55'35"W	------	69.70
12	N86°47'31"E	------	1284.82
13	N86°47'31"E	------	215.00
14	N86°47'31"E	------	934.34
15	N01°00'08"E	------	223.00
16	N03°44'17"W	------	264.72
17	N83°23'13"W	------	123.02
18	N34°27'38"W	------	101.82
19	N61°37'18"W	------	97.36
20	N88°54'42"W	------	104.27
21	N51°37'25"W	------	214.03
22	N86°36'07"E	------	159.79
23	N59°40'34"E	------	127.82
24	N82°22'48"E	------	310.05
25	N88°50'34"E	------	390.98
26	N74°10'40"W	------	376.80
27	N70°46'56"W	------	348.38
28	N74°46'57"W	------	344.31
29	N58°14'57"E	------	356.22
30	N51°41'15"E	------	482.90
31	N84°32'23"W	------	432.53
32	N11°32'28"E	------	401.48
33	N39°39'30"W	------	128.71
34	N70°41'34"E	------	1081.22
35	N00°15'29"E	------	938.12
36	3°19'56"	1570.00	90.93
37	N80°51'39"W	------	325.12
38	19°27'22"	434.85	147.66
39	N80°19'21"W	------	733.79
40	23°10'00"	1135.08	467.03
41	8°34'18"	2148.29	321.55
42	N67°56'20"E	------	586.48
43	8°26'00"	1030.00	115.65
44	N01°50'08"E	------	18.14
45	N89°57'19"W	------	29.98
46	17°36'25"	1000.00	307.30
47	N44°53'38"E	------	347.85
48	25°58'30"	1200.00	544.02
49	N70°52'08"E	------	389.78
50	11°20'38"	1000.00	197.98
51	N59°31'33"E	------	808.67
52	18°21'42"	1000.00	320.47
53	N41°08'50"E	------	1563.30
54	N89°24'23"W	------	12.83
55	N40°33'07"E	------	452.68
56	N42°14'32"E	------	507.29
57	N41°58'37"E	------	524.84

SCALE: 1" = 300'
0 150 300 600

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
	ORIGINAL		3-5-03

PERMITS

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

BENCHMARK

DESCRIPTION: COTTONWOOD GOLF COURSE
LOCATION: NAD 83, EPOCH 1998.50, ZONE 6, SGVD 3
RECORD FROM: ROS 18312
ELEVATION: 488.50 FEET DATUM: NGVD 29

PRIVATE CONTRACT

SHEET 11 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 11 SHEETS

EASEMENT PLAN FOR:

COTTONWOOD SAND MINING PROJECT

CALIFORNIA COORDINATE INDEX 310-1791

Approved: COUNTY ENGINEER

ENGINEER'S NAME: CHANG CONSULTANTS
PHONE NO. (858) 692-0760

FILE NO.

10/7/2019 10:26 PM

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: COTTONWOOD SAND MINING PROJECT

Lead Agency: COUNTY OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES
Contact Person: Robert Hingtgen
Mailing Address: 5510 Overland Ave., Suite 310
Phone: (858) 694-3712
City: San Diego Zip: 92123 County: San Diego

Project Location: County: San Diego City/Nearest Community: Valley de Oro Community Plan / Rancho San Diego
Cross Streets: Willow Glen Drive and Steele Canyon Road Zip Code: 92019
Lat. / Long.: 32° 44′ 42″ N/ 116° 54′ 48″ W Total Acres: 251
Assessor's Parcel No.: 22 APNs including 518-012-14 and 518-030-21 Section: 30 Twp.: 16S Range: 1E Base: San Bernardino
Within 2 Miles: State Hwy #: SR-54, SR-94 Waterways: Sweetwater River
Airports: N/A Railways: N/A Schools: Jamacha, Vista Grande, Rancho San Diego, and Fuerte Elementary Schools, Hillsdale Middle School, Valhalla and Steele Canyon High Schools

Document Type:

CEQA: ☒ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other _____
☐ Mit Neg Dec Other _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Reclamation

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational _____
☐ Recreational _____

☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☒ Mining: Mineral: Sand/Gravel; 5.7 million tons
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Wildlife
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☐ Growth Inducing
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Land Use
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Cumulative Effects
☐ Other _____

Present Land Use/Zoning/General Plan Designation:

Cottonwood Golf Course / S80 (Open Space), S88 (Specific Plan), and S90 (Holding Area) / Open Space (Recreation)

Project Description: *(please use a separate page if necessary)*

The project seeks approval of a Major Use Permit (MUP) and Reclamation Plan to conduct a sand mining operation on 251 acres of an approximately 280-acre property that has been and is currently known as the Cottonwood Golf Club. Sand mining would occur on approximately 214 of the 251 acres. Approximately 4.8 million cubic yards (CY) (7.05 million tons) of material would be extracted and processed, with approximately 3.8 million CY (5.7 million tons) of marketable aggregate produced for sale over a 10-year period. Extraction operations would be limited to a maximum production of 380,000 CY (570,000 tons) of construction grade aggregate per calendar year.

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