

Notice of Completion & Environmental Document Transmittal

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SCH # **2005051151**

Project Title: Otay Hills Aggregate Mining and Inert Debris Engineered Landfill Operation

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 County

City/Nearest Community: East Otay Mesa

Cross Streets: Alta Road and Calzada De La Fuente

Zip Code: 92154

Lat. / Long.: 32° 34' 23" N/ 116° 54' 35" W

Total Acres: 410

Assessor's Parcel No.: 648-050-12(por), 13 (por), 14, 17(por); 648-080-13, 14(por), 25(por); 648-040-39(por), 40, 55(por).

Section: 29 Twp.: 18S Range: 1E Base: San Bernardino

Within 2 Miles: State Hwy #: SR-905

Waterways: O'Neil Canyon

Airports: N/A

Railways: N/A

Schools: N/A

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

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 Plan

Development Type: Aggregate Mine and Inert Debris Landfill

☐ Residential: Units _____ Acres _____ ☐ Water Facilities: Type _____ MGD _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☒ Mining: Mineral Aggregate Mine/Inert Debris Landfill
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Educational _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Recreational _____ ☐ 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 Paleontological Resources; Hydrology, Climate Change (GHG Emissions)

Present Land Use/Zoning/General Plan Designation: The impact footprint of the site is zoned S88 (Specific Plan Area) as it is located in the East Otay Mesa Specific Plan Area (EOMSP). The land use designations of the site per the EOMSP are Mixed Industrial and Rural Residential.

Project Description: *See Attached.* The project is in the East Otay Mesa Specific Plan Area within the Otay Subregional Planning Area of unincorporated southern portion of San Diego County. The project footprint is located 0.5 miles east of the intersection of Otay Mesa Road and Alta Road.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☐ Office of Historic Preservation
☐ California Highway Patrol	☐ Office of Public School Construction
☐ CalFire	☐ Parks & Recreation
☒ Caltrans District # 11	☐ Pesticide Regulation, Department of
☐ Caltrans Division of Aeronautics	☐ Public Utilities Commission
☐ Caltrans Planning (Headquarters)	☒ Regional WQCB # 9
☐ Central Valley Flood Protection Board	☐ Resources Agency
☐ Coachella Valley Mountains Conservancy	☐ S.F. Bay Conservation & Development Commission
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mountains Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 5	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ General Services, Department of	☐ Water Resources, Department of
☐ Health Services, Department of	☐ Other _____
☐ Housing & Community Development	☐ Other _____
☐ Integrated Waste Management Board	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date: June 25, 2020 Ending Date: August 10, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: June 25, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT DESCRIPTION:

The proposed project is an application for a Specific Plan Amendment (SPA), Major Use Permit (MUP) and Reclamation Plan (RP) for the Otay Hills Aggregate Mining and Inert Debris Landfill Project. The project is located within six parcels (APNs 648-050-13, 14; 648-080-13, 14, 25; and, 648-040-39, 40 that total approximately 410 acres. The MUP project area consists of 105 acres upon which the mining of construction aggregates, materials processing, and inert debris landfill operations will occur. The balance of the 434-acre area would be placed in biological open space. Primary access to the site would be from the east end of Calzada De La Fuente which connects to Alta Road one-half mile north of Otay Mesa Road.

The proposed project area is subject to the General Plan Land Use Designation (21) Specific Plan Area and the Zoning is S88 (Specific Planning Area). The MUP site is within the East Otay Mesa Specific Plan Area (EOMSP), in the Otay Subregional Plan Area. Based on Section 3.1 of the EOMSP, the proposed aggregate mining and inert debris landfill activities require approval of a MUP and RP. The proposed site is located within two land use designations (mixed industrial and rural residential) of the EOMSP. The SPA is proposed to establish ongoing land use policy for the area proposed for extractive operations and inert debris landfill activities. Approximately 84 acres of the 110-acre MUP area would be converted to mixed industrial land use designation from the rural residential designation by the SPA. An additional 6 acres of adjacent offsite land to the west of the project site would be converted to mixed industrial land use designation from the rural residential designation by the SPA. The SPA would also convert 33.9 acres of mixed industrial to the rural residential land use designation north and east of the MUP area, where open space is proposed by the project. The 84 acres of onsite land that would be converted to mixed industrial land use also carries the designation of Major Amendment area under the Multiple Species Conservation Program (MSCP). Because the project proposes to impact this area, a Major Amendment to the MSCP must be processed with the U.S. Fish and Wildlife Service (USFWS). The project will also require issuance of an amended Section 10(a)(1)(B) permit.

Approximately 86 million tons of mineral resources would be extracted from, and 58 million tons of inert debris would be deposited into the site over a period of approximately 120 years+/- . Operations would include:

- Phased recovery of rock resources
- Materials processing
- Concrete Batch Plant
- Cement Treated Base Plant
- Asphalt Batch Plant
- Recycling of Asphalt and Concrete products
- Inert Debris Engineered Fill Operation (IDEFO)

Most processing activities would take place on a 16-acre area at the northern portion of the 105-acre impact area. Equipment maintenance and export of material could occur 24 hours per day. Anticipated levels of mineral production are between 0.6 and 1.1 million tons per year. Blasting would occur once per week following drilling of bore holes 3 to 6 inches in diameter and 45 feet deep, in a 60 by 120 foot grid. The proposed extraction and processing operations are anticipated to require 75 acre-feet per year (afy) of water. The project would obtain imported water from the Otay Water District to meet the project's demands. While the deep pit is being excavated, excess runoff from rainfall and seepage from groundwater that drain into the pit would augment imported water and would be stored for use in ponds in the processing area or within the active pit. Proposed water

demands at the project site include materials washing (23 afy), pit and haul road dust control (22 afy), and plant dust control (11 afy). The concrete batch plant would use approximately 19 afy. Reclaimed water may be provided to the area in the future and could be utilized by the project if available.

Site operations are proposed to occur in four phases:

Phase 1 would include site preparation and construction of the site office and plant equipment. This phase would last approximately one year.

Phase 2 would include rock extraction and materials processing activities. Rock extraction would occur to the natural grade elevation of land immediately west of the site. This phase is expected to take approximately 21 to 26 years, cover an area of approximately 90 acres, and result in the extraction of 22 million tons of material.

Phase 3 would include additional extraction of aggregate resources within the Phase 2 footprint to a maximum depth of 525 feet below the existing grade. Approximately 64 million tons of material would be extracted over an additional 58 to 75 years.

Approximately 4 years after Phase 3 commences, the inert debris landfill operation (IDEFO), or Phase 4, would begin. Inert debris would include excavated soil material from development projects, clean demolition materials, and possibly concrete, asphalt, and rock. The backfilling operation would be supervised by a geotechnical engineer to ensure that materials are adequately compacted to promote future land use on the site. Phase 4 is expected to last some 21 years beyond the extraction operation (Phase 3), or a total of up to 92 years, and deposit some 58 million cubic yards of inert debris back into the extraction area.

At peak aggregate production in Phase 2, average daily trips (ADT) would total approximately 1,332 trips or 2,154 passenger car equivalent (PCE) trips. At the peak of both aggregate production and IDEFO operations, ADT would total approximately 1,722 trips or 2,752 PCE trips; however, this would occur approximately 26 years in the future.

Reclamation of the site will be ongoing but final reclamation would occur when all operations have been completed. This would include final grading to establish a final landform, removal of plant equipment, application of topsoil resources to the slopes created during the Phase 2 mining operations, and revegetation. The concrete and asphalt batch plants could remain on the site as an ongoing industrial operation.