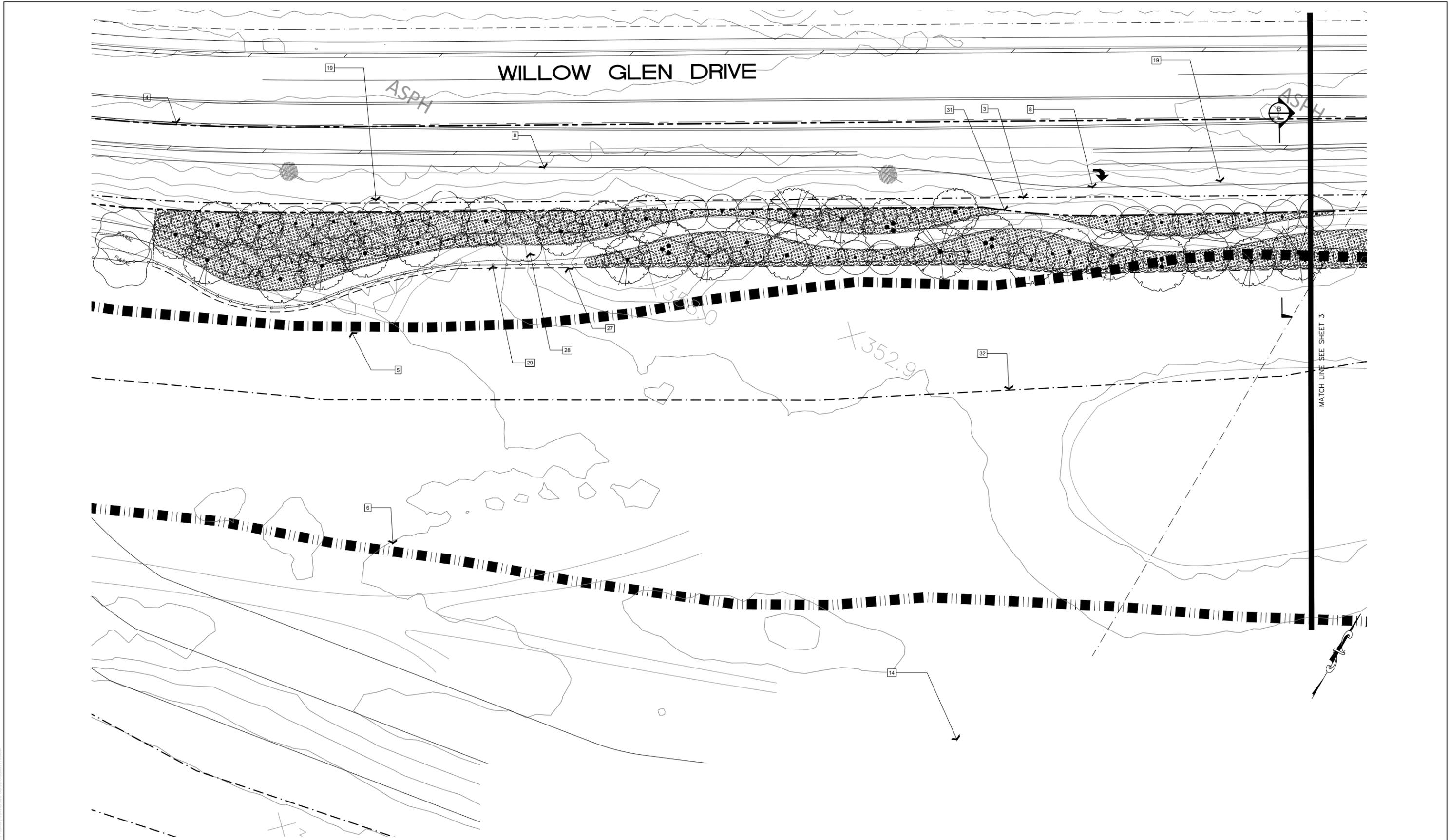


SOURCE: Helix Environmental Planning 2021

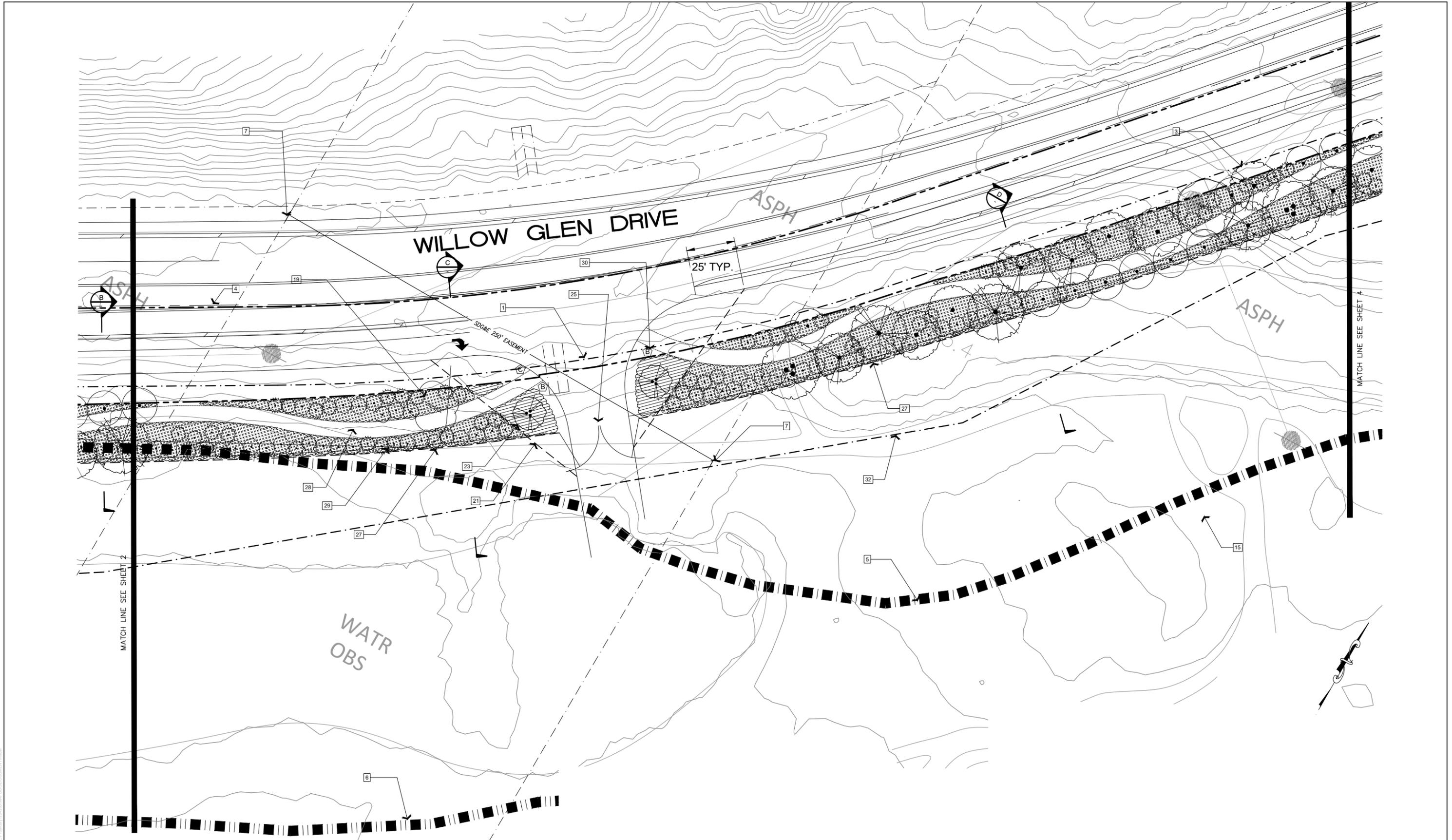
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SOURCE: Helix Environmental Planning 2021

FIGURE 8b (2 of 4)

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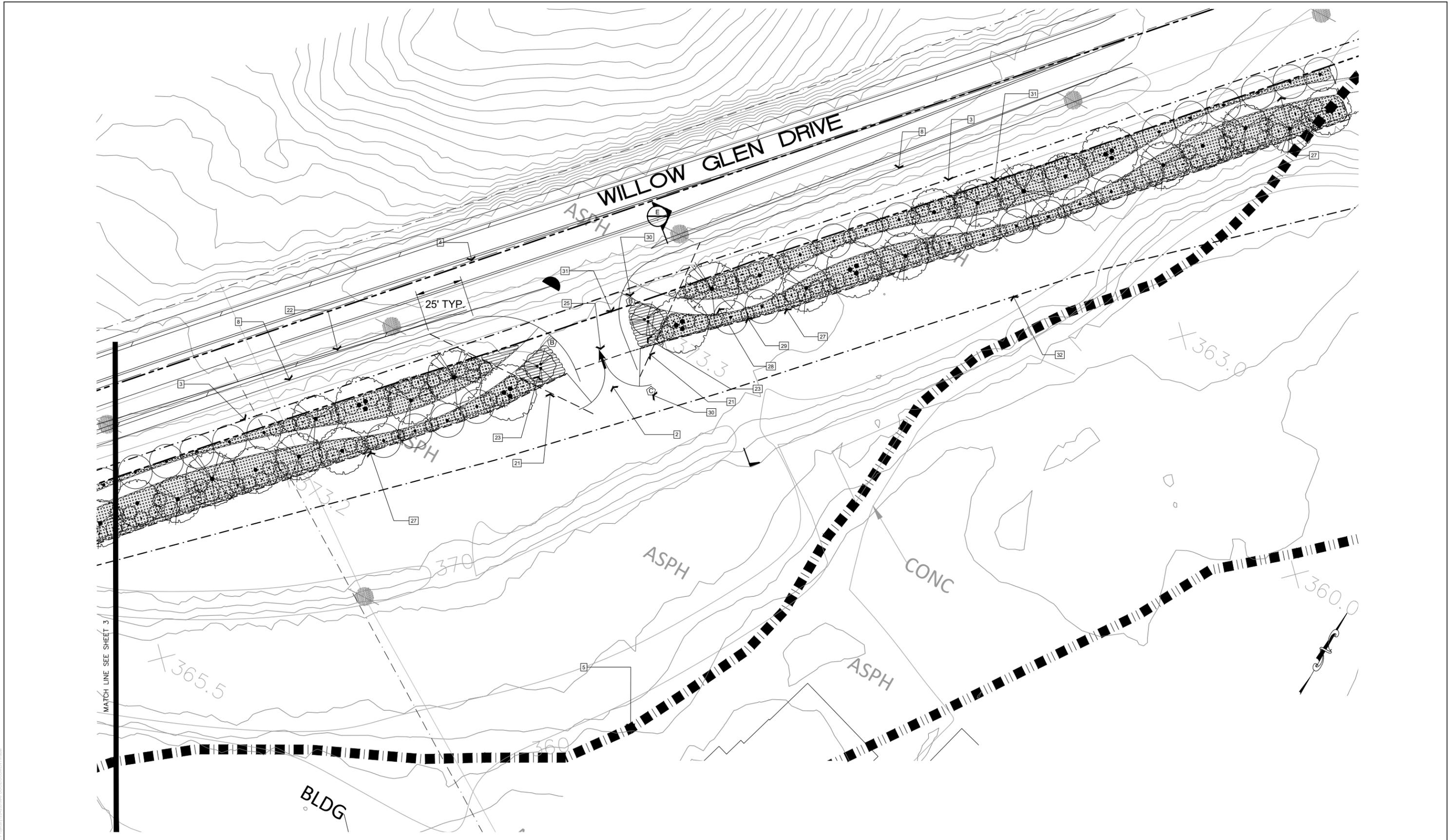
SOURCE: Helix Environmental Planning 2021

FIGURE 8c

Conceptual Landscape Screening and Entrances Plan (3 of 4)

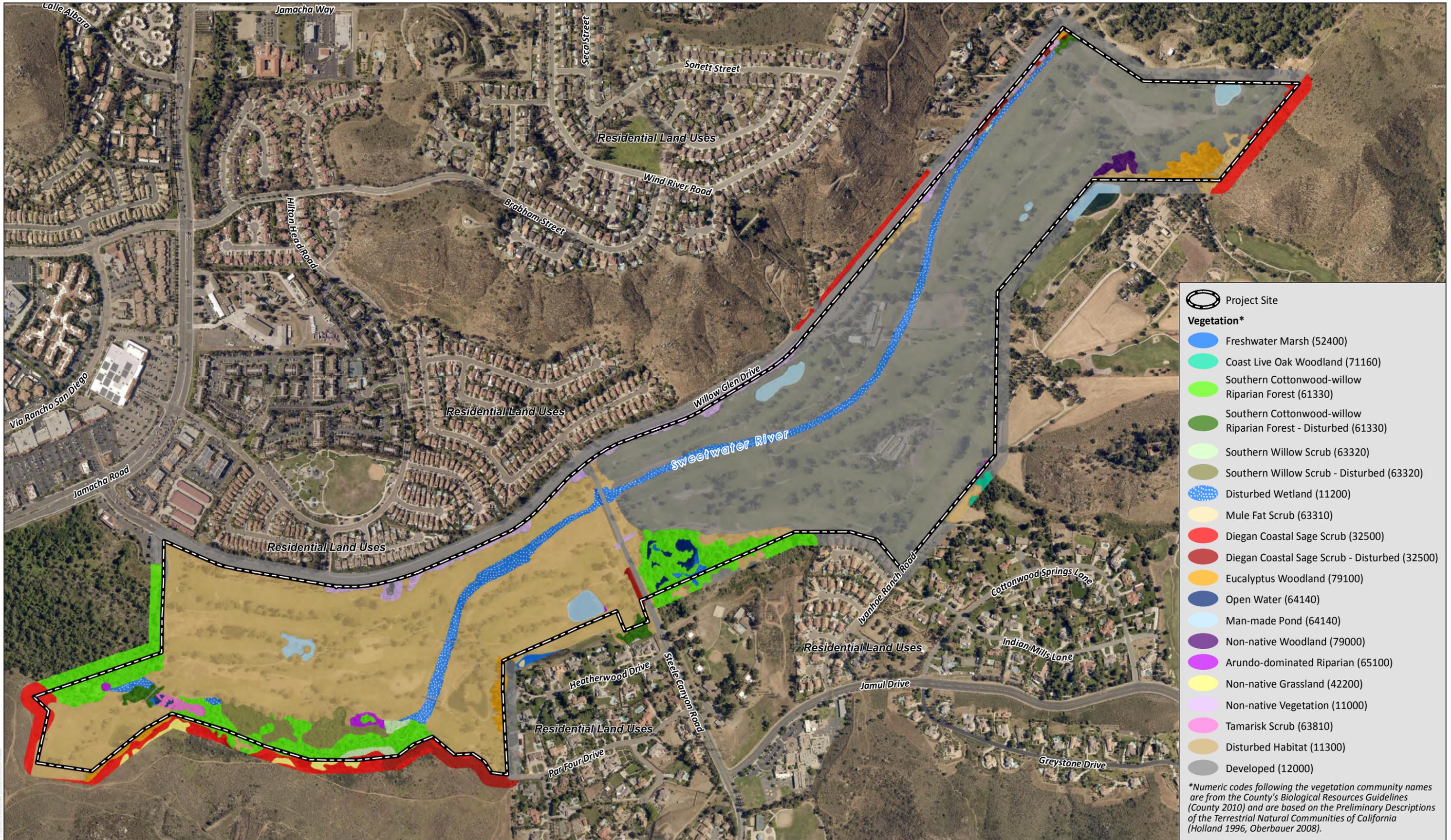
Cottonwood Sand Mining Project Visual Resources Report

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SOURCE: Helix Environmental Planning 2021

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SOURCE: Helix Environmental Planning 2020

FIGURE 9

Existing Vegetation/Land Use Types
Cottonwood Sand Mining Project Visual Resources Report

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SOURCE: Helix Environmental Planning 2020

FIGURE 10
Existing Facilities

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Photo E: Cottonwood Golf Club parking lot



Photo F: West of clubhouse looking southwest



Photo G: Sweetwater River channel looking upstream from east of Steele Canyon Road bridge



Photo H: Central portion of Ivanhoe Course looking southwest

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View northeast from Upper Wildlife Refuge Loop Trail



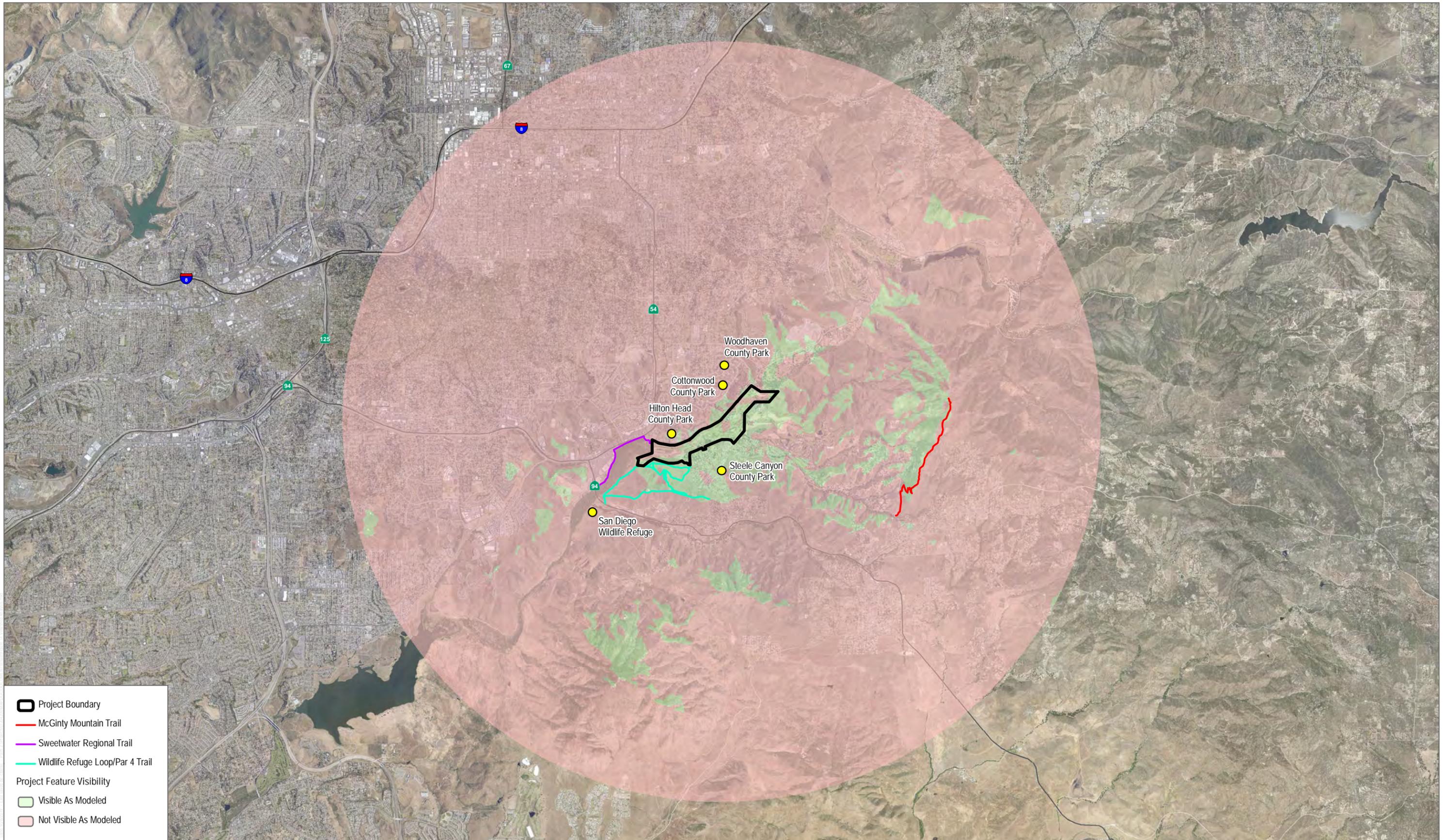
View north (upstream) from Steele Canyon Road bridge



View southwest from SDGE access roads

Photo: J. Z. Reynolds

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 Project Boundary
— McGinty Mountain Trail
— Sweetwater Regional Trail
— Wildlife Refuge Loop/Par 4 Trail
 Project Feature Visibility
 Visible As Modeled
 Not Visible As Modeled

SOURCE: SANGIS 2017



FIGURE 14
Viewshed Analysis

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View from Willow Glen Drive looking southwest across Ivanhoe Course

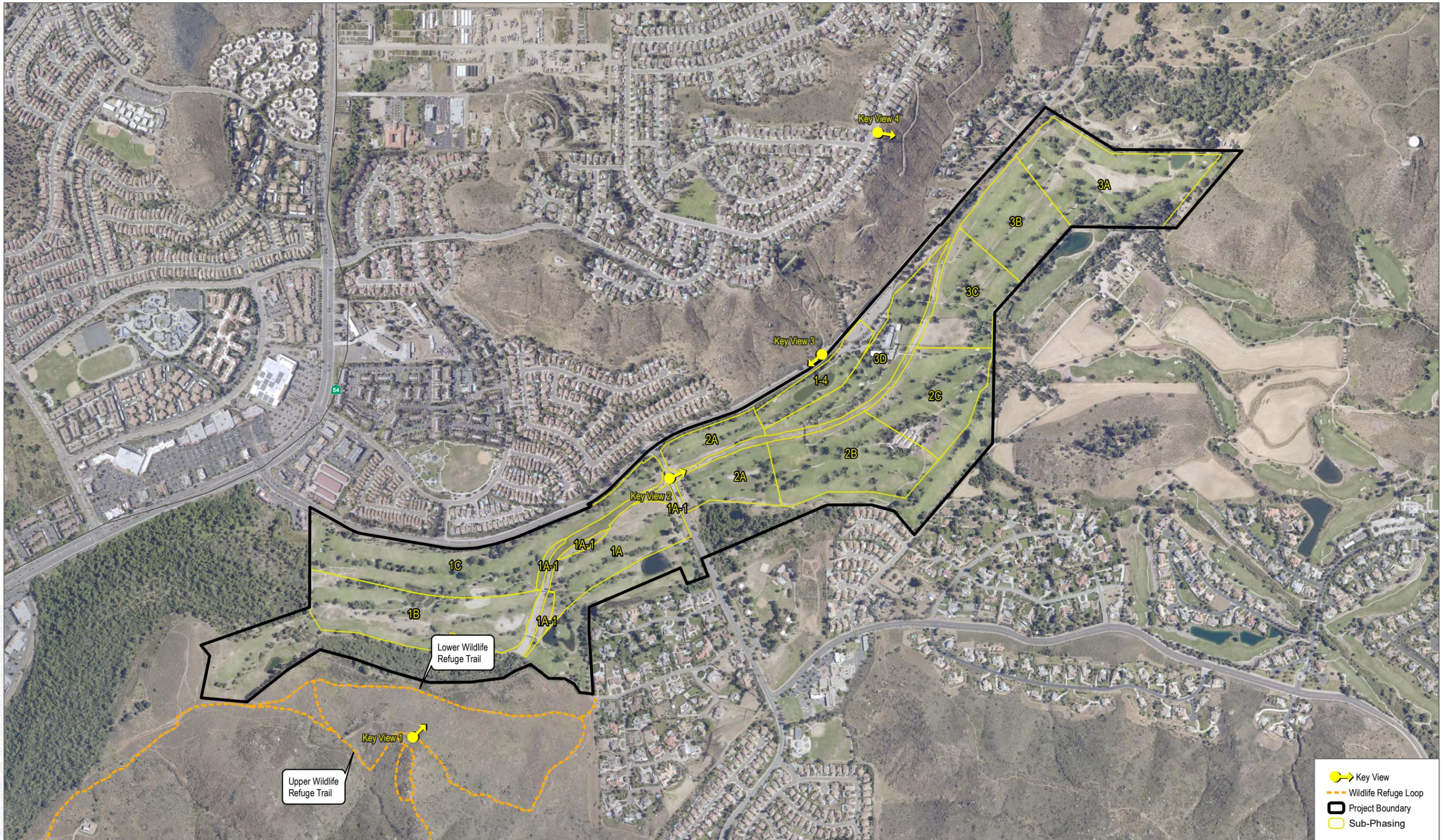


View from Willow Glen Drive looking southwest to existing landscape screen



View from Hilton Head County Park looking south along Muirfield Drive

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SOURCE: SANGIS 2017

FIGURE 16
Key Views

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SOURCE: Helix Environmental Planning 2020

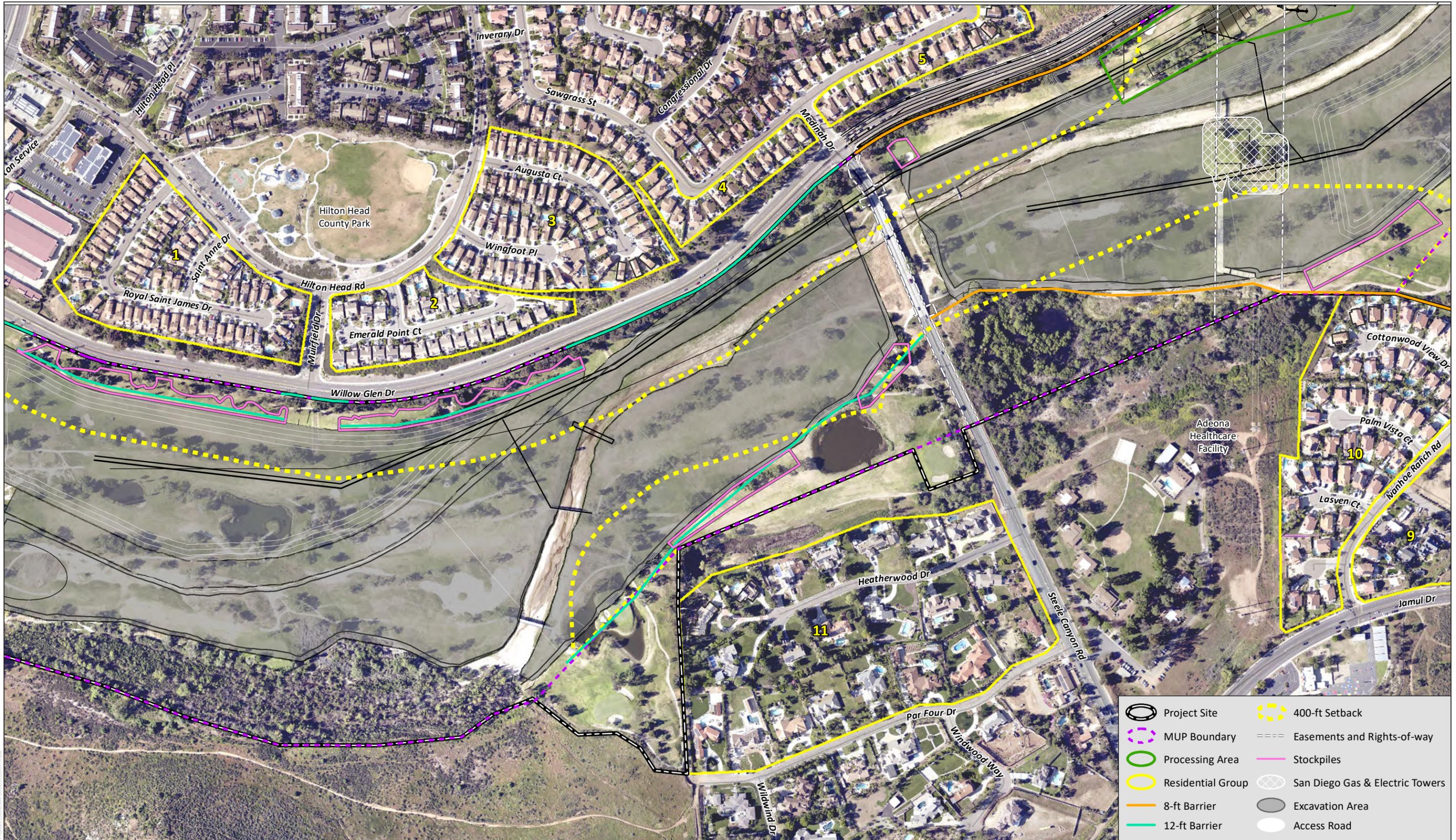
FIGURE 17a

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Conceptual Visual Simulation of Project During Subphase 1C Mining

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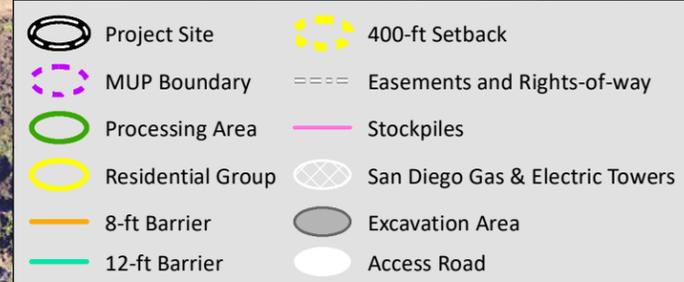


SOURCE: Helix Environmental Planning 2021

FIGURE 17b-1

Noise Barriers (1 of 3)

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SOURCE: Helix Environmental Planning 2021



SOURCE: Helix Environmental Planning 2021

FIGURE 17b-3

Noise Barriers (3 of 3)



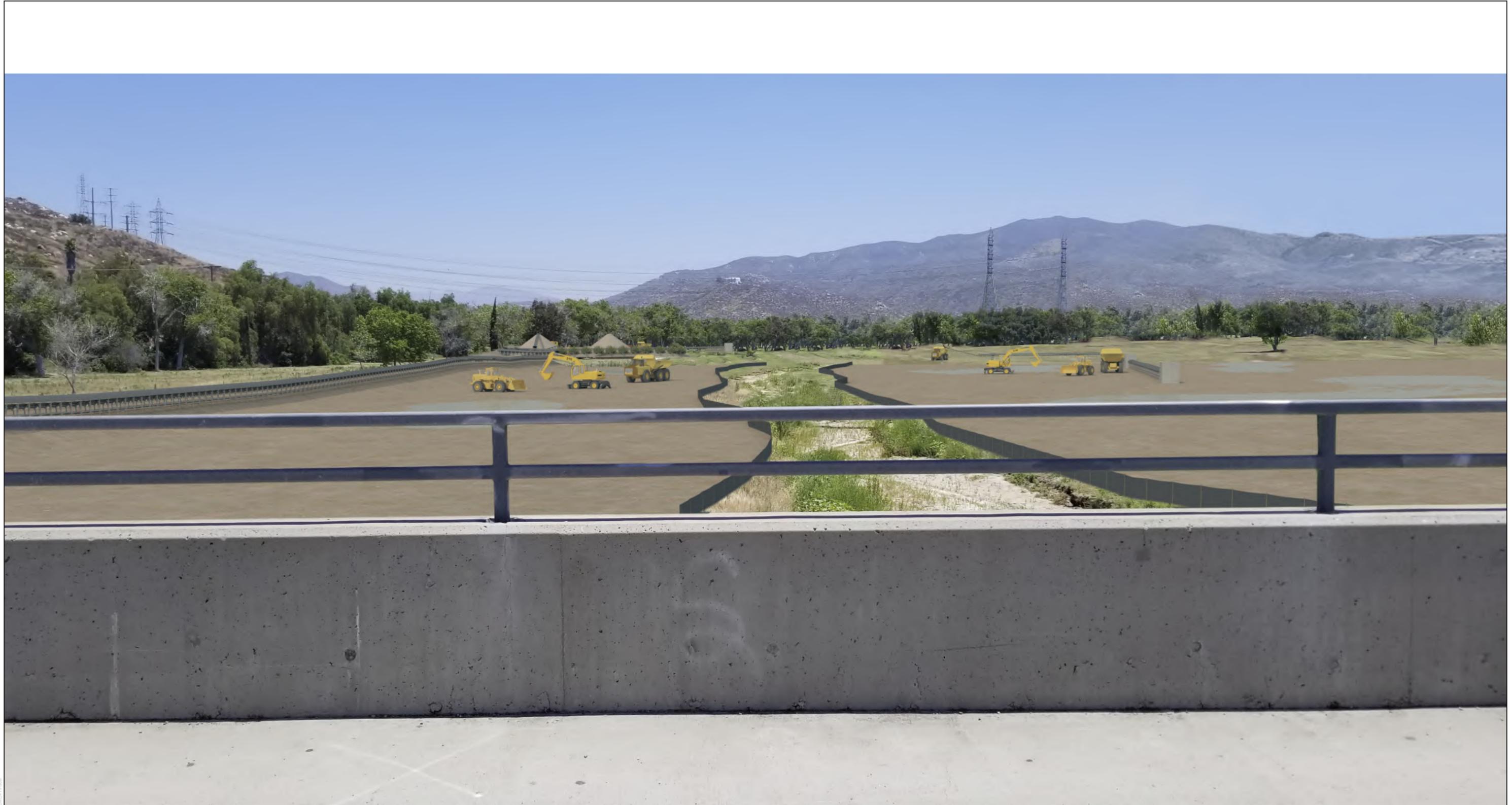
Conceptual Visual Simulation of Project Post-Reclamation

FIGURE 17c

Key View 1 - Wildlife Refuge Loop Trail (Visual Simulation - Post-Reclamation)

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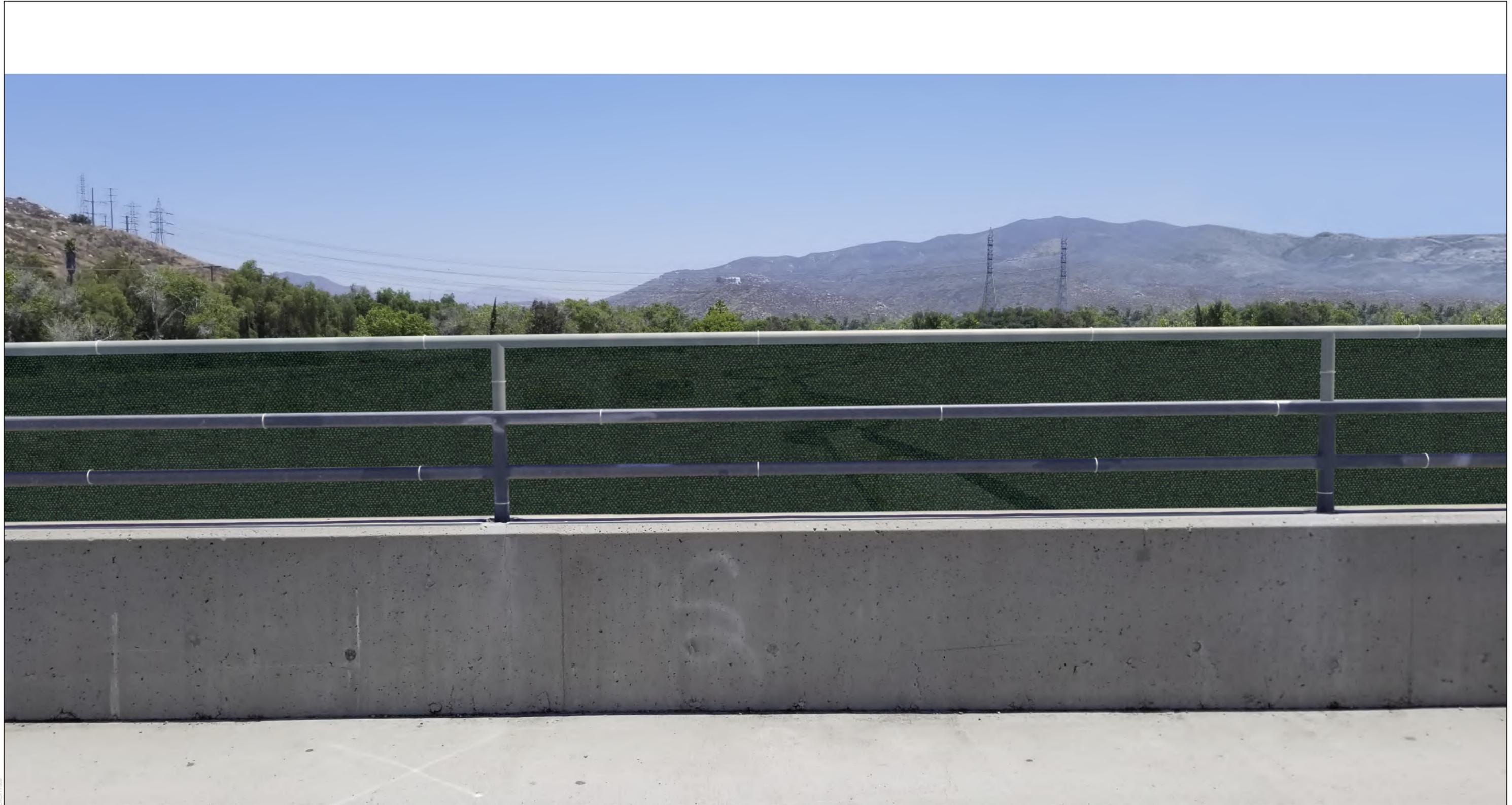
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Conceptual Visual Simulation of Project during Subphase 2A

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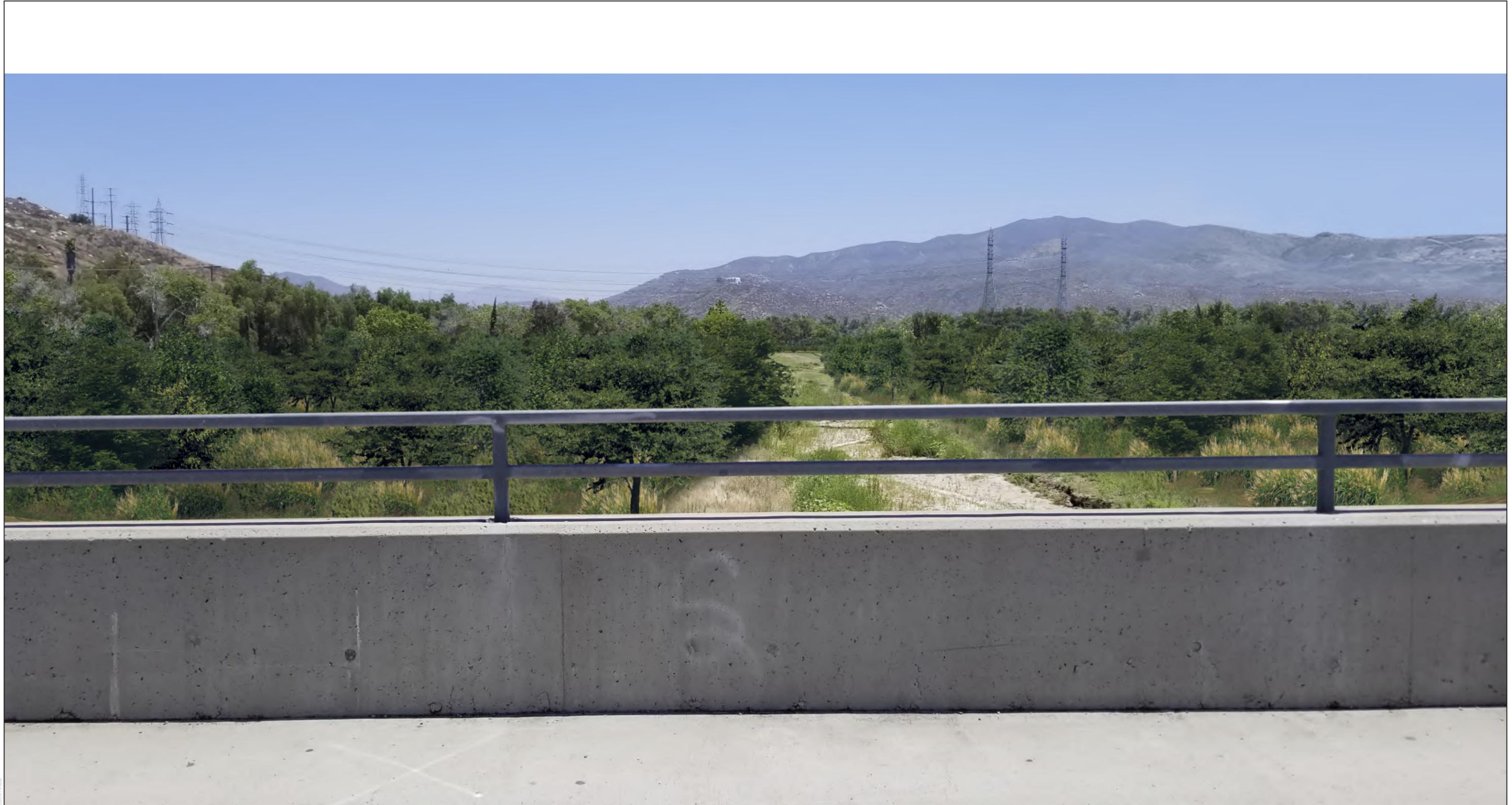
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Conceptual Visual Simulation of Project During Phase 2 Mining

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Conceptual Visual Simulation of Project Post-Reclamation

20240615 10:28:15 AM P:\COTTONWOOD SAND MINING PROJECT\VISUAL RESOURCES REPORT\FIGURE 18c

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Existign view from Willow Glen Drive towards Project site

FIGURE 19a

Key View 3 - Willow Glen Drive (Existing Conditions)
Cottonwood Sand Mining Project Visual Resources Report

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Conceptual Visual Simulation of Project During Mining of Phase 1A

* landscape screening and entrance plan shown at initial planting heights

FIGURE 19b

Key View 3 - Willow Glen Drive (Visual Simulation - Mining)
Cottonwood Sand Mining Project Visual Resources Report

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Conceptual Visual Simulation of Project Post-Reclamation

* landscape screening and entrance plan shown at at 12 years post-installation

FIGURE 19c

Key View 3 - Willow Glen Drive (Visual Simulation - Post-Reclamation)

Cottonwood Sand Mining Project Visual Resources Report

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Existing view to the southeast from the Wind River Road lookout

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Visual Simulation of Project During Subphase 3B Mining

FIGURE 20b

Key View 4 - Wind River Road Lookout (Visual Simulation - Mining)

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Conceptual Visual Simulation of Project Post-Reclamation

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Appendix A

Applicable Goals and Policies Consistency Analysis

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
<p>Community Character Goal: Retain the unique balance of urban, semi-rural agricultural and open space land uses within the community, with open space and low-density buffers that separate the community from adjacent cities and unincorporated communities, while new development within the community conserves natural resources and topography.</p>	<p>The Project proposes to remove existing vegetation and golf course uses to conduct sand mining operations on 251 acres of an approximately 280-acre site. The remaining acreage that would not be mined would be subject to removal of invasive species or be left in their current condition. Implementation of the Proposed Project would transform existing recreational use and open spaces (i.e., the golf courses) into an extractive use operation that would operate over an approximately 10-year period. Following completion of the last subphase of mining, an additional two years would be required to fully implement the reclamation plan and bring on-site terrain to final elevations.</p> <p>During operations, the Project would install fencing with screening mesh and targeted landscaping to block views of the processing plant and mining activities from adjacent land uses and viewers. In addition, subphase areas disturbed by mining activities would be progressively reclaimed as mining moves to the next subphase, and reclaimed areas would typically be revegetated with plants from riparian or upland vegetation communities. While project effects would be partially screen from select vantage points via screening mesh and shrubs and trees included in the landscape screening and entrances plan, and mined areas would be progressively reclaimed and revegetated, the project entails the introduction of an extractive use that would be incongruous</p>	<p>Post-reclamation, the Project site would be restored to an end use of open space and, , with multi-use trails that would support some recreational use of the property. Implementation of the proposed Reclamation Plan and placement of preserved, rehabilitated, and restored habitat into on-site open space, would ensure that the Project would be in conformance with this policy.</p>	<p>Mining and Reclamation: No</p> <p>Post Reclamation: Yes</p>

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	<p>with the existing balance of urban, semi-rural agricultural and open space land uses within the community. Further, mining activities would create strong contrasts in form, line, and color that would degrade existing visual character.</p>		
<p>Community Character Policy 6: Require landscaping, including trees, along all Mobility Element roads.</p>	<p>Willow Glen Drive and Steele Canyon Road are Major Roads identified in the Valle De Oro Mobility Element Network.</p> <p>The majority of existing screening tree removal along the northern boundary of the Project site and paralleling Willow Glen Drive would occur between Steele Canyon Road east to the existing golf course parking lot. Replacement trees included in the landscape screening and entrances plan would be planted prior to initiation of Phase 1 activities to provide visual screening of processing and mining activities from Willow Glen Drive. While several existing trees would be maintained to screen the processing plant, mining activities and related visual effects from view of road users, tree removal and replanting would alter the existing character of the corridor which is partially defined by the presence of mature screening trees.</p> <p>Steele Canyon Road bisects Phase 1 and Phase 2 areas on the Project site and spans the Sweetwater River corridor. The Project site borders Steele Canyon Road from Heatherwood Drive to Willow Glen Drive (approximately 0.30 mile). While a landscaping plan is not proposed along Steele Canyon Road, implementation of</p>	<p>While approximately 67 trees along Willow Glen Drive would be removed to accommodate the project, the landscape screening and entrance plan provided for the installation of new trees (15-gallon and 24-inch box size). In the post-reclamation scenario, new trees would be over ten-feet high and while scale disparity with existing trees would be experienced, visual effects would not be significant. In addition, riparian and upland vegetation would be sequentially planted following the reclamation of mined subphase areas. The Project would be in conformance with this policy post reclamation.</p>	<p>Mining and Reclamation: No</p> <p>Post Reclamation: Yes</p>

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	<p>such a plan is not feasible where maximum visibility to project components and effects would occur (i.e., along the Sweetwater River Bridge segment). However, the planting of container trees in subphase 1-A1 areas to the west of the Steele Canyon Road just south of the bridge would enhance existing ornamental plantings in the area and partially screen Subphase 1B and 1C activities from view. Further, existing onsite vegetation would be retained until just prior to the initiation of mining activities in the subphase area. Lastly, reclaimed subphase areas would be progressively revegetated with fast to slow growing riparian and upland container trees and shrubs, and seed mixtures. Over time (i.e., within approximately 7 to 14 years post-initiation of Subphase 1A, container trees and shrubs, and seed mixtures in Subphase 1-A1, 1A, 1C, and 2A may reach maturity.</p> <p>While the Project would implement a Landscape Screening and Entrances Plan to provide for replacement of existing landscaping adjacent to the Project entrances and additional screening of the processing plant area from Willow Glen Drive, the Project would not implement a formal landscape plan for non-river corridor segments of Steele Canyon Road that parallel the project site. Thus, the project would not be in conformance with this policy.</p>		
<p>Land Use Industrial Goal: Provide for the kind of industrial development that does not</p>	<p>The Project would introduce a phased mining operation, including reclamation and revegetation of disturbed areas, to the visual</p>	<p>Under post-reclamation conditions, high quality native riparian and upland habitat would be established on site, and upon</p>	<p>Mining and Reclamation: No</p>

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
<p>detract from the existing character of the community.</p>	<p>environment of the Valle De Oro community. The Proposed Project would alter the quality and composition of the Project site through the phased removal of vegetation and exposure of underlying soils, introduction of mining operations, equipment, and vehicles, a processing plant facility, and stockpiles that would create strong contrast with existing features. As proposed, the Project would create notable physical changes in the composition of the visual environment and this change would be experienced from Willow Glen Drive, Steele Canyon Road, and surrounding recreational and residential areas. Due to anticipated visual contrast and the duration of mining and reclamation activities, the proposed extraction operation would detract from the existing character of the community and would conflict with this policy.</p>	<p>maturity, Project effects would be diminished such that the enhancement of the existing Sweetwater River corridor with riparian and upland vegetation communities on the Project site would improve upon the existing character and quality of the Project site. Once vegetation is mature, the Project would be in conformance with this policy post reclamation.</p>	<p>Post Reclamation: Yes</p>
<p>Land Use – Industrial Policy 3: All industrial activities shall provide buffering or screening when located adjacent to residential areas.</p>	<p>Existing on-site landscaping and mature trees along Willow Glen Drive and the southern boundary of the Project site would be generally maintained as part of the Proposed Project to provide vegetative screening for adjacent residences. As previously stated, approximately 67 existing screening trees would be required to be removed to construct Project entrances and accommodate improvements to Willow Glen Drive. The Project would implement a Conceptual Landscape Screening and Entrances Plan to provide landscaping adjacent to the Project entrances and additional screening of the plant area and parking lot from Willow Glen Drive.</p>	<p>No industrial activities would occur during the post-reclamation phase of the Project. Riparian and upland vegetation installed following landform reclamation mature over a period of five to seven years post-installation and would diminish/screen the visual effects of mining and reclamation activities. Therefore, in the post-reclamation scenario, the Project would be in conformance with this policy.</p>	<p>Mining and Reclamation: Yes Post Reclamation: Yes</p>

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	<p>The Project's plot plan incorporates buffering of nearby residential area via subphase area setbacks from the Project boundary. See Figure 3. As shown on the figure, subphase boundaries would not be located directly adjacent to residential properties. Further, existing landscape features (including trees) between subphase boundaries and the nearest residential properties would be retained during project operations. Through the incorporate of screening trees, new landscaping, and setbacks from residential properties, the Project would be in conformance with this policy during mining and reclamation.</p>		
<p>Land Use – Industrial Policy 4: Require strict regulation of all extraction industries to minimize dust, noise, traffic, unsightly views, and undesirable accumulation of water, and safety and health hazards.</p>	<p>The Proposed Project would be subject to the applicable County regulations for minimizing dust, noise, traffic, undesirable accumulation of water, and safety and health hazards during mining and reclamation, and would be in conformance with this policy. However, as documented in the visual resources report prepared for the Project, unsightly views of mining activities and related visual effects would be experienced from public vantage points in the surrounding area. Available views to the project site would be minimized to the extent feasible through the maintenance of existing screening trees, planting of new landscaping, phased mining, progressive revegetation of mined areas, and installation of mesh screening on fencing.</p>	<p>Post reclamation, no extraction would occur, and the no activities occurring within the rehabilitated open space would result in dust, noise, traffic, unsightly views, undesirable accumulation of water, and/or safety and health hazards that would require such regulatory conformance.</p>	<p>Mining and Reclamation: Yes Post Reclamation: Yes</p>
<p>Land Use – Industrial Policy 5: Require specific guidelines for</p>	<p>The Proposed Project would be required to comply with applicable County guidelines for</p>	<p>Post reclamation, no activities are proposed that would require conformance</p>	<p>Mining and Reclamation: Yes</p>

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
extraction operations and rehabilitation of the landscape.	extraction operations and rehabilitation of the landscape. The Project would include approval of a Major Use Permit to allow mining activities, as well as a Reclamation Plan to specify the standards to which the site must be reclaimed upon completion of mining activities in accordance with the California Surface Mining and Reclamation Act of 1975. Lastly, the Project includes the implementation of a revegetation plan to ensure that mined and reclaimed areas are revegetated with appropriate native species. The Revegetation Plan is subject to the approval of the County of San Diego. Thus, the Project would be in conformance with this policy.	with County guidelines for extraction operations and rehabilitation of the landscape; therefore, this policy is not applicable.	Post Reclamation: N/A
Land Use – Industrial Policy 6: Support strict regulation of all extraction industries to ensure proper rehabilitation of the landscape.	Refer to analysis with Land Use – Industrial Policy 5, above.	Refer to analysis with Land Use – Industrial Policy 5, above.	Mining and Reclamation: Yes Post Reclamation: N/A
Community Design Goal: Preserve, maintain, and enhance distinct community identities within the Valle de Oro Planning Area by encouraging quality design and appropriate land use patterns.	The proposed mining and reclamation activities would contrast with the existing land use patterns of the surrounding uses and therefore, screening fencing and landscaping is proposed to limit visibility of Project activities to the extent feasible. Due to the nature of the Proposed Project, it is not feasible to create a “quality design” for mine operations that preserves, maintains, or enhances the community identity of the community plan area. Areas disturbed by resource extraction would be sequentially reclaimed and revegetated as mining proceeds and would continue until all mining-	Once the vegetation reaches maturity across the Project site, the on-site open space would be compatible with the surrounding community including natural areas. Implementation of the proposed Reclamation Plan and placement of preserved, rehabilitated, and restored habitat into on-site open space would ensure that the Project would be in conformance with this policy.	Mining and Reclamation: No Post Reclamation: Yes

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	<p>related disturbance is reclaimed and all equipment involved in these operations has been removed. Reclaimed areas would be restored to an end use of open space, with multi-use trails that would support some recreational use of the property. During mine operations, the Project would be inconsistent with existing community character and would not conform to this policy.</p>		
<p>Community Design Policy 2: Mature trees, shrubs, and significant landforms should be conserved in all public and private development projects.</p>	<p>The Project site consists of a golf course that primarily supports mature ornamental trees, shrubs, and grass. Most of the Project site is mapped as developed or disturbed habitat. See Figure 9, Existing Vegetation/Land Use Types. In addition, the Project site supports sensitive vegetation including freshwater marsh, coast live oak woodland, and other riparian upland vegetation communities.</p> <p>Trees (approximately 67) and shrubs located along the property boundary would be removed to accommodate the project including road improvements to Willow Glen Drive. In addition, mining of subphase areas would require the removal of onsite trees and shrubs. Sensitive vegetation communities outside of subphase areas including east of Steele Canyon Road and south of Subphase 2A, and in the southwestern corner of the Project site (i.e., south of Subphase 1B) would be outside of the disturbance limit. For impacted subphase areas, the proposed Revegetation Plan would be implemented and includes riparian and upland plant palettes that would establish</p>	<p>Implementation of the proposed Reclamation Plan and placement of preserved, rehabilitated, and restored habitat into on-site open space would ensure that the Project would be in conformance with this policy.</p>	<p>Mining and Reclamation: No</p> <p>Post Reclamation: Yes</p>

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	<p>native vegetation to enhance existing visual quality and the character of the Sweetwater River corridor. However, because exiting vegetation within subphase areas would be removed, the Project would conflict with this policy.</p>		
<p>Open Space Goal: The preservation of open space including sensitive habitat, steep slopes, canyon, floodplains, and agricultural lands; and regulation of the use of open space within the community.</p>	<p>The Project would not be consistent with this policy during mining and reclamation. See Community Design Policy 2, above. In addition to impacting sensitive habitat, mining activities would occur and alter the Sweetwater River floodplain. Once mining activities in subphases areas are complete (the duration of subphases is approximately 1 year each), terrain would be brought to final elevation/reclaimed and revegetated with container trees, shrubs, and seed mixtures in accordance with the project Revegetation Plan.</p> <p>Because mining and reclamation would not preserve open space (mining and reclamation activities would occur over a 12-year period) and would impact sensitive habitat and modify the Sweetwater River floodplain, the Project would not be consistent with this goal.</p>	<p>Implementation of the proposed Reclamation and Revegetation Plans and placement of preserved, rehabilitated, and restored habitat into on-site open space would ensure that the Project would be in conformance with this policy. As previously described, once active mining of subphases is complete, disturbed terrain would be reclaimed and areas would be revegetated with container trees, shrubs, and seed mixtures in accordance with the Revegetation Plan. Once subphase areas are reclaimed and revegetated, the Project would increase the acreage of sensitive habitat on site and maintain most of the site as preserved open space.</p>	<p>Mining and Reclamation: No</p> <p>Post Reclamation: Yes</p>
<p>Open Space Policy 9: Encourage the preservation of open space areas in which potential natural hazards exist (flood plains, fault lines, mudslides, etc.).</p>	<p>See response to Open Space Goal, above. Because the Project proposes mining activities within the floodplain of the Sweetwater River and onsite mining and reclamation activities would persist for approximately 12 years in total, the project (specifically, mining and reclamation) would not encourage the preservation of open space areas where floodplains exist. Further, mining would require</p>	<p>Post-reclamation, the site would retain the end use of open space and, in limited areas, multi-use trail elements dedicated to public use.</p>	<p>Mining and Reclamation: No</p> <p>Post Reclamation: Yes</p>

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	the removal all existing vegetation within each subphase area, grading, and excavation. Visual effects associated with these activities would create strong contrast in the visual landscape that would be experienced by viewers in the surrounding area.		
Open Space Policy 11: Areas to be preserved as natural open space shall be included in open space easements.	Because the Project site is not currently preserved as natural open space (the site supports the Lakes and Ivanhoe courses of the Cottonwood Golf Club), the policy is not applicable.	See Open Space Policy 9. Revegetation of the Project site (following reclamation) would be consistent with this policy.	Mining and Reclamation: N/A Post Reclamation: Yes
<p>Open Space Policy 14: The following site design criteria shall be used for all industrial development in the plan area (only applicable criteria are listed below).</p> <ul style="list-style-type: none"> • c. Appropriate screening from adjacent properties zoned for non-industrial uses shall consist of a six-foot high fence made of wood, masonry, or stucco material, and a minimum five-foot wide strip of dense landscaping. • e. All industrial uses shall provide curb, gutter, and sidewalk improvements for parcel frontage along public and private streets. 	<p>Most of the site is already surrounded by chain link fencing, with fencing to be replaced/repared where missing or damaged. Fencing along the San Diego National Wildlife Refuge (SDNWR) to the southwest of the Project site would consist of four-foot-high, four-strand barbed wire; along all other public areas a six-foot-high chain link fence would be installed where not currently present. Where the fencing is not screened by existing or proposed vegetation, green screening mesh would be installed to screen Project operations from public view.</p> <p>Approximately 67 trees including Peruvian pepper trees, and oleander, would be removed to accommodate road improvements along Willow Glen Drive. These trees would be replaced with 15-gallon and 24-inch box size trees that would be installed adjacent to the Project frontage of Willow Glen Drive. Near the plant area, trees planted for landscaping and screening would include coast live oak, Fremont cottonwood, and Western</p>	<p>Post-reclamation, security fencing would be removed, at the owner’s request. While industrial activities would not occur post-reclamation of all subphases (i.e., at the end of the project), appropriate screening of adjacent properties would be achieved via trees and shrubs included in the landscape screening and entrances plan and the revegetation plan.</p>	<p>Mining and Reclamation: No</p> <p>Post Reclamation: N/A</p>

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	redbud. Shrubs including California lilac, toyon, and lemonade berry would also be planted along the project frontage of Willow Glen Drive near entrances.		
Rancho San Diego Specific Plan – A. General, Policy 2: All goals, objectives, and policies of the Valle de Oro Community Plan shall apply.	<p>While proposed mine operations in individual subphase areas would last for approximately 1 year each, the total duration of mining activities on the Project site is 10 years. No permanent structures are proposed and temporary structures operating during mining and reclamation activities would be removed at closeout.</p> <p>The office trailer and restrooms brought to the site during mining and reclamation would not include rooftop equipment or large trash collection/storage areas that would require screening. A minimum five-foot landscaped area would separate the proposed parking areas from Willow Glen Drive. These design considerations would ensure conformance with this policy.</p>	No industrial activities would occur during the post-reclamation phase of the Project; therefore, this policy is not applicable.	<p>Mining and Reclamation: Yes</p> <p>Post Reclamation: N/A</p>
Rancho San Diego Specific Plan – A. General, Policy 2: Design should be compatible with surrounding development.	Project conformance with the applicable goals, objectives, and policies of the Valle de Oro Community Plan are addressed in this table. The majority of the 32-acre area of the Project site that is subject to the Rancho San Diego Specific Plan would be retained in open space. This would be compatible with the adjacent SDNWR conserved area. Thus, the Project would be in conformance with these policies.	Project conformance with the applicable goals, objectives, and policies of the Valle de Oro Community Plan are addressed in this table. The majority of the 32-acre area of the Project site that is subject to the Rancho San Diego Specific Plan would be retained in open space. This would be compatible with the adjacent SDNWR conserved area. Thus, the Project would be in conformance with these policies.	<p>Mining and Reclamation: Yes</p> <p>Post Reclamation: Yes</p>
Rancho San Diego Specific Plan – C. Commercial/Industrial,	The portions of the Rancho San Diego Specific Plan area of the Project site that are proposed	Post reclamation, mined portions of the Project site would be preserved,	Mining and Reclamation: Yes

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
Policy 2: Industrial uses should be located in areas adjacent to existing industrial activities or in areas located adjacent to freeways or prime arterial roads and should not exceed three percent of the plan area.	to be mined would not exceed three percent of the plan area. Thus, the Project would be in conformance with this policy.	rehabilitated, and restored habitat and would comprise on-site open space. An industrial use is not proposed in the post reclamation scenario.	Post Reclamation: N/A
Rancho San Diego Specific Plan – D. Conservation, Policy 1: Significant natural resources as identified in the community plan (see Resource Conservation areas) shall be conserved through open space easement dedication, limited recreational uses, or by any other appropriate means.	The majority of the 32-acre area of the Project site that is subject to the Rancho San Diego Specific Plan, which is also located within the County-designated Sweetwater River Floodplain (RCA 77), would be retained in open space. Only areas currently developed with the existing Cottonwood Golf Course are proposed to be mined. Natural resources existing within this area would be conserved, and the Project would be in conformance with this policy.	The majority of the 32-acre area of the Project site that is subject to the Rancho San Diego Specific Plan, which is also located within the County-designated Sweetwater River Floodplain (RCA 77), would be retained in open space. Natural resources existing within this area would be conserved, and the Project would be in conformance with this policy.	Mining and Reclamation: Yes Post Reclamation: Yes
Rancho San Diego Specific Plan – D. Conservation, Policy 2: A system of open space and recreation areas providing linkages, trails, and buffers within specific planning areas shall be provided and protected.	There are no public recreational areas or trails that traverse the portion of the Project site within the Rancho San Diego Specific Plan. The Project would not hinder or restrict the future development of any proposed open space or recreational areas providing linkages, trails, or buffers. In addition, a pedestrian pathway would be provided along the northern Project frontage/Willow Glen Drive east of Steele Canyon Road to provide pedestrian access within the Project vicinity where there are no existing sidewalks. A publicly accessible community trail is also proposed to be constructed within the Project site and would connect to the pathway described above. Thus, the existing open space system within this area would be conserved and enhanced with new	Post reclamation, the Project would contribute to the regional and local trail system through the implementation of a new on-site trail, proposed to be located north of the Rancho San Diego Specific Plan area and adjacent to Willow Glen Drive. Additionally, the Proposed Project would enhance the County's open space and recreation areas by placing preserved, rehabilitated, and restored habitat into on-site open space. Thus, post-reclamation, the Project would be in conformance with this policy.	Mining and Reclamation: Yes Post Reclamation: Yes

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	trail facilities), and the Project would be in conformance with this policy.		
Conservation Goal: Promote conservation and planned management of all valuable resources, natural and man-made, and prevent wasteful exploitation and destruction of these resources.	<p>The purpose of the Proposed Project is to extract construction-grade aggregate resources and subsequently reclaim the site to a usable condition for beneficial end uses. The Project would extract valuable aggregate resources that would help reduce the County’s dependence on imported construction aggregates over a 10-year period. Approximately 89 percent of the site is proposed for mining, while the remainder would be retained in open space. Areas disturbed by resource extraction would be sequentially reclaimed as mining proceeds, and reclaimed areas would be revegetated and restored to an end use of open space, with multi-use trails that would support some recreational use of the property.</p> <p>While the Project entails planned management of mineral resources, extraction and mining activities would impact natural resources including trees, shrubs, and water quality, Thus, the Project would not be in conformance with this policy.</p>	Implementation of the proposed Reclamation Plan and placement of preserved, rehabilitated, and restored habitat into on-site open space would ensure that the Project would be in conformance with this policy.	<p>Mining and Reclamation: Yes</p> <p>Post Reclamation: Yes</p>
Conservation – Night Sky Protection Policy 24: All outdoor lighting fixtures shall be shaded on top so that all light will shine downward.	Proposed safety lighting would be designed to adhere to the County LPC; lighting would be shielded to direct light downward. Thus, the Project would be in conformance with this policy.	No lighting is proposed as part of Project reclamation; therefore, this policy is not applicable.	<p>Mining and Reclamation: Yes</p> <p>Post Reclamation: Yes</p>
Conservation Policy 25: Cut-off luminaries, using low-pressure sodium or equivalent monochromatic light sources,	Proposed safety lighting would be designed to adhere to the County LPC. Thus, the Project would be in conformance with this policy.	No lighting is proposed as part of Project reclamation; therefore, this policy is not applicable.	Mining and Reclamation: Yes

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
<p>which eliminate unwanted light scattering into the atmosphere shall be used for outdoor lighting.</p>			<p>Post Reclamation: Yes</p>
<p>Scenic Highways Goal: Utilize scenic highway corridors as one method of protecting and enhancing the appearance of scenic, historical, and recreational areas. Scenic Highways Policy 1: Support the protection of the scenic highway corridors in Valle de Oro as designated in the County General Plan.</p>	<p>The Valle de Oro Community Plan identifies Willow Glen Drive as a scenic highway corridor. While 67 trees would be removed to construct the Project entrance and Willow Glen Drive improvements, replacement trees would be planted prior to initiation of Phase 1 to provide visual screening. The Project also proposes to implement a landscape screening and entrances plan to supplement existing screening vegetation along Willow Glen Drive to aid in the screening of the processing plant and mining activities from road users. Further, six-foot-high, chain-link fencing is proposed to be installed parallel to the landscape screening and entrances plan and would block views of project components and visual effects. While project components and contrasts would be screened from view near the processing plant, new fencing and mesh screening would restrict available views and reduce visual quality along the Willow Glen Drive corridor. Views towards the Project site along the approximately 0.14-mile long parking lot frontage of Willow Glen Drive are limited in length by mature landscaping installed near the clubhouse. However, visual change on the Project site and seen landscape experienced from Willow Glen Drive would be notable, strong, and perceived negatively. Thus, the Project would not protect</p>	<p>Long-term changes within the Project site post reclamation would contribute positively to the valued views experienced along Willow Glen Drive. At maturity (approximately five to seven years post-installation), trees and shrubs of the revegetation plan would improve the visual character of the Project site. Visual quality and particularly, intactness and unity, would also be improved with mature vegetation that would cover the subphase areas. Scenic views experienced along the segment of the roadway bordering the Project site would be an extension of the continuous pattern elements of the surrounding visual environment within the river valley. Thus, the Project would be in conformance with this policy.</p>	<p>Mining and Reclamation: No Post Reclamation: Yes</p>

Table 1. Valle de Oro Community Plan Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	and enhance the appearance of the scenic landscape experience from Willow Glen Drive.		

Table 2. San Diego County General Plan Conservation and Open Space Element Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
<p>GOAL COS-11: Preservation of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The Project is in a river valley surrounded by prominent scenic features including hillsides, ridgelines, and mountainous terrain. The Project would not affect any of these features. No designated landmarks (i.e., a visual feature or element designated or identified in an adopted land use plan as an important visual or scenic resource) or identified visual resources such as unique topographical features, designated historic resources, or prominent rock outcroppings or ridgelines occur on site.</p> <p>Willow Glen Drive is included in the County's Scenic Highway System. The Project proposes to implement a landscape screening and entrances plan to supplement existing screening vegetation along Willow Glen Drive to aid in the screening of the processing plant and mining activities from road users. Approximately 67 existing trees would be removed to construct the Project entrance and Willow Glen Drive improvements. Further, six-foot-high, chain-link fencing is proposed to be installed parallel to the landscape screening and entrances plan and would further block views of project components and visual effects.</p> <p>While project components and contrasts would be partially screened from view near the processing plant, new fencing and mesh screening would restrict available views and</p>	<p>Long-term changes within the Project site post reclamation would contribute positively to the valued views experienced along Willow Glen Drive. At maturity (approximately five to seven years post-installation), trees and shrubs of the revegetation plan would improve the visual character of the Project site. Visual quality and particularly, intactness and unity, would also be improved with mature vegetation that would cover the subphase areas. Scenic views experienced along the segment of the roadway bordering the Project site would be an extension of the continuous pattern elements of the surrounding visual environment within the river valley.</p>	<p>Mining and Reclamation: No</p> <p>Post Reclamation: Yes</p>

Table 2. San Diego County General Plan Conservation and Open Space Element Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	<p>reduce visual quality along the Willow Glen Drive corridor. Views towards the Project site along the approximately 0.14- mile long parking lot frontage of Willow Glen Drive are limited in length by mature landscaping installed near the clubhouse. However, visual change on the Project site and seen landscape experienced from Willow Glen Drive would be notable, strong, and perceived negatively by users of Willow Glen Drive. Thus, the Project would not protect and enhance the appearance of the scenic landscape experience from Willow Glen Drive.</p>		
<p>COS-11.1: Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The General Plan identifies Willow Glen Drive as a scenic highway corridor. The Project proposes to implement a landscape screening and entrances plan to supplement existing screening vegetation in along Willow Glen Drive and help screen the plant from viewers north of the site. Six-foot-high, chain-link security fencing would be installed along the property boundary with Willow Glen Drive; screening mesh would be utilized along segments of the fence that lack the existing mature trees and screening vegetation to screen Project operations, and where no landscape screening is proposed. While a screening element would be added into views from the roadway, existing views to the golf course are partially screened by existing mature trees. Relatively clear albeit short-duration views to the golf course are available from the road but are routinely</p>	<p>Long-term changes within the Project site post reclamation would contribute positively to the valued views experienced along Willow Glen Drive. At maturity (approximately five to seven years post reclamation for each subphase), the visual character of the Project site would be enhanced with native vegetative cover and appropriate landforms for site drainage. Views experienced from Willow Glen Drive bordering the Project site would improve as site vegetation would enhance the existing riparian corridor on the Project site and expand characteristic features of the Sweetwater River corridor (offsite segments) including dense and mature vegetation to subphase areas.</p>	<p>Mining and Reclamation: No Post Reclamation: Yes</p>

Table 2. San Diego County General Plan Conservation and Open Space Element Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	<p>interrupted by trees and shrubs. New fencing would shorten the existing narrow available views to the golf course from Willow Glen Drive. Views towards the Project site along the approximately 0.14- mile long parking lot frontage of Willow Glen Drive are limited in length by mature landscaping installed near the clubhouse. Still, visual change associated with Project fencing in views from the scenic roadway would be notable. While existing views along the Project frontage are partially screened and consist of a golf course, the Project would limit and shorten available views from the Willow Glen Drive corridor.</p> <p>As proposed, the Project would introduce a phased mining operation to the visual environment of the Project site (i.e., the Cottonwood Golf Club) and surrounding setting. The Project would alter the composition of the existing visual environment by removing vegetation in subphases, exposing underlying soils, grading and excavation, and by the presence of mining equipment, vehicles, a processing plant area, and stockpiles. These features would be experienced from public vantage points and create visible contrast in the landscape visible from Willow Glen Drive (a scenic highway). Mining and reclamation activities would create notable physical changes in the composition of the visual environment, as viewed from Willow Glen Drive, Steele Canyon</p>		

Table 2. San Diego County General Plan Conservation and Open Space Element Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	Road, and surrounding recreational and residential areas that would result in reduced visual quality of the site and surrounding area.		
COS-11.2: Scenic Resources Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.	See response to GOAL COS-11, above. While project components and contrasts would be partially screened from view near the processing plant, new fencing and mesh screening would restrict available views and reduce visual quality along the Willow Glen Drive corridor. Views towards the Project site along the approximately 0.14- mile long parking lot frontage of Willow Glen Drive are limited in length by mature landscaping installed near the clubhouse. However, visual change on the Project site and seen landscape experienced from Willow Glen Drive would be notable, strong, and perceived negatively by users of Willow Glen Drive. Thus, the Project would not protect and enhance the appearance of the scenic landscape experience from Willow Glen Drive.	See response to GOAL COS-11, above. Long-term changes within the Project site post reclamation would contribute positively to the valued views experienced along Willow Glen Drive. At maturity (approximately five to seven years post-installation), trees and shrubs of the revegetation plan would improve the visual character of the Project site. Visual quality and particularly, intactness and unity, would also be improved with mature vegetation that would cover the subphase areas. Scenic views experienced along the segment of the roadway bordering the Project site would be an extension of the continuous pattern elements of the surrounding visual environment within the river valley.	Mining and Reclamation: No Post Reclamation: Yes
COS-11.3: Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: <ul style="list-style-type: none">• Creative site planning• Integration of natural features into the project	Regarding creative site planning, existing on-site landscaping and mature trees along Willow Glen Drive and the southern boundary of the Project site would be maintained as part of the Proposed Project to provide vegetative screening for adjacent residences. In addition, the Project would implement a Landscape Screening and Entrances Plan to provide landscaping adjacent to the Project entrances and additional screening of the plant area from	No industrial activities would occur during the post-reclamation phase of the Project. Existing landscape vegetation and mature trees along Willow Glen Drive would be retained. Riparian and upland vegetation would be sequentially planted following subphase mine operations and reclamation to create an enhanced and widened riparian and upland corridor. Long-term changes within the Project site in the post-reclamation scenario would	Mining and Reclamation: No Post Reclamation: Yes

Table 2. San Diego County General Plan Conservation and Open Space Element Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
<ul style="list-style-type: none"> • Appropriate scale, materials, and design to compliment the surrounding natural landscape • Minimal disturbance of topography • Clustering of development to preserve a balance of open space vistas, natural features, and community character. • Creation of contiguous open space networks 	<p>Willow Glen Drive. Lastly, mining and reclamation activities are proposed on a developed property/use (i.e., the Cottonwood Golf Club) including the unmaintained Lakes Course. As such, the Project would not be located on a natural, previously undisturbed site.</p> <p>During mining and reclamation activities, the existing Sweetwater River channel would be modified but the majority of native habitat that currently exists on the site would be protected in place. In addition, the southwestern corner of the Project site would be retained in its existing conditions and would not be altered by mining activities. However, the balance of the Project site would be subject to visual disturbance including the removal of vegetation, grading, and excavation that would create noticeable contrast where visible. In addition, the Project consists of mining and reclamation activities that would create contrast with the surrounding natural landscape over a 12 year period.</p> <p>As a mining project, the Project would modify the existing topography of the site. Specifically, approximately four inches of topsoil would be stripped from the surface and placed in low berms or windrows. When feasible, topsoil would be stripped from the surface and directly reapplied to areas that have reached final grade to avoid storing</p>	<p>contribute positively to the valued views experienced along Willow Glen Drive and visual quality of the area. At maturity (approximately five to seven years post reclamation for each subphase), the visual character of the Project site would be enhanced with native vegetative cover and appropriate landforms for site drainage. Scenic views experienced along the segment of the roadway bordering the Project site would be an extension of the continuous pattern elements of the surrounding visual environment within the river valley.</p>	

Table 2. San Diego County General Plan Conservation and Open Space Element Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
	<p>soil. The maximum excavation depth is proposed to be 40 feet below the existing ground surface (bgs) outside the existing Sweetwater River channel. The average depth of excavation is expected to be approximately 30 feet bgs.</p> <p>While the Project would utilize existing street trees and introduce new landscaping to aid in site screening the Project would not compliment the surrounding natural landscape during mining and reclamation. In addition, the average depth of excavation is expected to be approximately 30 feet bgs. As a mining project, minimal disturbance of topography would be difficult to achieve while also achieving project objectives.</p>		
<p>COS-13.1: Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.</p>	<p>The Project is not a traditional development project and does not include the construction of structures or the addition of long-term light sources such as exterior mounted light fixtures or streetlights. Proposed safety lighting in operation during mining and reclamation phases would be limited, localized, and designed to adhere to the County LPC. Where practical, lighting sources would be shielded and focused on areas of active mining and reclamation to minimize light spillover and sky glow. Thus, the Project would be in conformance with this policy.</p>	<p>No lighting is proposed as part of the Project in the post-reclamation phase; therefore, this policy is not applicable.</p>	<p>Mining and Reclamation: Yes</p> <p>Post Reclamation: Yes</p>
<p>COS-14.11: Native Vegetation. Require development to minimize the vegetation management of</p>	<p>During mining, all vegetation within the active subphase area would be removed. Vegetation outside of the active subphase</p>	<p>Area vegetated with native plant communities (i.e., riparian and upland) would be managed with minimal oversight.</p>	<p>Mining and Reclamation: Yes</p>

Table 2. San Diego County General Plan Conservation and Open Space Element Goals and Policies

Policy/Goal	Mining and Reclamation	Post-Reclamation	Consistent?
native vegetation while ensuring sufficient clearing is provided for fire control.	area would remain in place until prior to active mining of the area. For example, vegetation in Subphases 1B and 1C (and Phases 2 and 3) would remain in place during mining of the Subphase 1A area.	These areas are intended to be preserved as natural open spaces.	Post Reclamation: Yes

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