

Sibbet, David

From: Martin Koenekamp <pmk@cox.net>
Sent: Sunday, October 27, 2019 3:53 PM
To: Sibbet, David
Subject: Fwd: CAIZON

Patricia Koenekamp

Begin forwarded message:

Sorry, previous emailed message didn't have my complete address at bottom. This one is complete.

From: Patricia Koenekamp <pmk@cox.net>
Date: October 27, 2019 at 3:45:48 PM PDT
To: David.Sibbet@sdcounty.ca.gov
Subject: CAIZON

Date: 10/27/19

David Sibbet, Planning Manager via mail and email to David.Sibbet@sdcounty.ca.gov County of San Diego - Planning and Development Services

5510 Overland Avenue, Suite 310

San Diego, CA 92123

NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN REVIEW, S.O: PDS2008- 3500-08- 015, LOG NO. PDS2008-3910-0808012

Dear Mr. Sibbet:

("Project"). I submit this public comment letter concerning the proposed section 15183 exemption ("Proposed Exemption") as the County of San Diego ("County") should require the applicant, Hilltop Group Inc. ("Applicant"), to prepare an Environmental Impact Report ("EIR") for the Project due to its foreseeable significant environmental impacts which will impact my family's and my community's health and well-being. I am dismayed that the County, having determined in 2015 that the Project requires an EIR, now proposes to fast-track environmental review of the Project through an unsupported and inapplicable exemption to limit public participation contrary to CEQA's requirements.

It is inappropriate for the County to base proposed findings supporting the Proposed Exemption on technical reports, many of which are five to ten years old and do not reflect existing baseline conditions, and others which are explicitly drafts or preliminary in nature. The alleged findings of these unreliable reports do not support the necessary findings for the Proposed Exemption. Moreover, many of the technical reports speciously base their analysis on how the Applicant says it will operate the Project instead of the maximum physical uses, thereby violating CEQA's mandate that the worst-case scenario be used to assess a project's foreseeable environmental impacts and wrongly allowing the reports to minimize the Project's impacts. An EIR is needed to ensure that these concerns are addressed and so there is public transparency for this highly-controversial project.

The peculiar presence of an industrial processing facility largely surrounded by residential areas will be disruptive and have myriad significant environmental consequences on nearby residents, including:

- Particulate emissions from demolition and leveling on mountain side as well as from operation of crushing and grinding and material handling equipment outdoors.
- Noise from explosive blasting during construction phase and then the operation phase of crushing and associated equipment on site.

- Operating hours of 5:00 AM - 7:00 PM, 6 days a week contrary to General Plan Policy N-5.2.
- Noise and dust from fully loaded trucks entering and leaving site through Mesa Rock Road, Center City Parkway and the Deer Spring overpass.
- Community is burdened with monitoring and reporting violations including gas emissions, noise, dust, or truck loads in and out. Monitoring equipment not included in project.
- Excessive grading of an iconic hill and rock known by residents with affection as Bear Rock.
- A facility to be perched on high level grade in view of over 6100 residents.

I ask you to convey my concerns listed above and my opposition of the project to PDS Director Mark Wardlaw. I have listed some additional concerns on the reverse of this page.

Signed, _____

Print Name, _____ Patricia F. Koenekamp _____ Address, _____

____ 363 _____ Melbourne Glen _____ Escondido. CA 92026 _____

I live in an area that will be significantly impacted by the proposed North County Environmental Resources (NCER)

Additional project concerns:

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