

## Sibbet, David

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**From:** Candi Salenieks <wersalenieks@me.com>  
**Sent:** Sunday, October 27, 2019 10:48 PM  
**To:** Sibbet, David  
**Subject:** NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15 REVIEW, S.O:  
PDS2008- 3500-08-015, LOG NO. PDS2008-3910-0808012

Hello,

Please find the attached Letter of Opposition to NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15 REVIEW, S.O: PDS2008- 3500-08-015, LOG NO. PDS2008-3910-0808012-The North County Environmental Resources project proposes a recycling facility for wood chipping and Construction, Demolition, and Inert (CDI) debris recycling facility on located on six parcels totaling to approximately 139 gross acres. The project components include a 12,000-sqaure foot steel building, 100,000-gallon water tank, and a security trailer. The project is located along Mesa Rock Road in the North County Metro Community Planning area, within the unincorporated San Diego County. The site is subject to the Semi-Rural Regional Category and the Land Use Designation is 18, High Impact Industrial. The Zoning Use Regulation for the site is General Impact Industrial (M54). The project is consistent with the General Plan and Zoning Ordinance.

If you have any questions, please don't hesitate to contact me.

Thank you!  
Merrie "Candi" Salenieks  
760-271-1332

Date: 10/29/19

David Sibbet, Planning Manager  
County of San Diego - Planning and Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

via mail and email to David.Sibbet@sdcountry.ca.gov

NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN REVIEW, S.O: PDS2008- 3500-1  
015, LOG NO. PDS2008-3910-0808012

Dear Mr. Sibbet:

I am a resident in the Montreux Homeowners Association, a community that is roughly a third (1/3) of a from, and at about the same elevation as, the site for the proposed North County Environmental Resource project ("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 Gr Inc. ("Applicant"), to prepare an Environmental Impact Report ("EIR") for the Project due to its foreseen 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 other 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 limit their analysis to how the Applicant says it will operate the Project instead of analyzing the Project's maximum permitted use, thereby minimizing the Project's impacts by violating CEQA's mandate that a project's foreseeable environmental impacts be analyzed on its maximum use. 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, Cent 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 Woodley. I have listed some additional concerns on the reverse of this page.

**Additional project concerns:**

I agree with everything written in this letter. A new EIR needs to be done, but more importantly why is this project proposed for this area?

Why was this land quietly & suspiciously re-zoned as heavy industrial?

This is very counter-intuitive and that coupled with the fact that the EIR report (which seemed dubious at best) is being ignored so this project can be fast-tracked, just seems to scream impropriety and political favors. Further, nothing that the concrete recycling plant owner claims as far as number of trucks & use of the plant is even congruent with how much money he would need to invest to make the site operational for his purposes. Even the decibel count claimed in the original EIR can't possibly be correct with the blasting that needs to be done, the noise of the trucks & the noise of the site work. Also, the impact of everyone around due to pollution caused by this is inexcusable. We bought our property here because it was peaceful & a great place to live. This will ruin that. This may ruin kids' health. This may ruin our property value. The government nor this plant has no right to negatively affect our & our neighbors' lives so much. If this plant is built it will be a part of holding the county & the plant accountable for all detrimental impact on our lives & property. I also believe that this project should be investigated from the re-zoning up to this point to see how something like this could even be ~~done~~

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