



**County of San Diego, Planning & Development Services**  
**Project Planning Division**

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**TO:** File  
**FROM:** Heather Lingelser, Land Use/ Environmental Planner  
**SUBJECT:** Zoning Ordinance Update and County Code Amendments,  
PDS2013-POD-13-003, ER Log No. 13-00-001  
**DATE:** August 21, 2014

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The following are staff's responses to comments received during the public review period for the draft Negative Declaration dated June 26, 2014. The draft Negative Declaration was circulated for public review from June 26, 2014 through August 11, 2014. Comments were not received that require changes to the Negative Declaration, Initial Study/Environmental Analysis, and/or the project.

**Response to comments received from Donna Tisdale, Chair, Boulevard Community Planning Group:**

- A-1 SDG&E's East County Substation Project was approved subject to Application A.09-08-003, approved by the California Public Utilities Commission. Impacts related to trenching and temporary construction areas (parking area, concrete batch plant, and laydown areas) were analyzed in the "East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects Final EIR" and are not a part of the project description for PDS2013-POD-13-003. This comment does not identify any deficiencies in the Negative Declaration for this project.
- A-2 Potential impacts to groundwater and air quality are addressed in the Negative Declaration. See Section III. Air Quality, Section, VII. Greenhouse Gas Emissions (b), Section VIII. Hazards and Hazardous Materials (a) and Section IX. Hydrology and Water Quality in the Negative Declaration Initial Study. This comment does not identify any deficiencies in the Negative Declaration for this project, however a minor revision was made to Section VIII. Hazards and Hazardous Materials (a) of the Initial Study form to reflect additional analysis.
- A-3 The project proposes to allow the recycling of salvaged concrete, asphalt and rock in conjunction with existing mining and processing land uses. The comment identifies possible stockpiles of recycled asphalt paving material at Jacumba Garage & Towing and a parking lot located at Carrizo Gorge Rd and I-8. The properties identified are not mining and processing sites and are not part of the project description for PDS2013-POD-13-003. This comment does not identify any deficiencies in the Negative Declaration for this project.
- A-4 The project proposes to allow the recycling of salvaged concrete, asphalt and rock in conjunction with existing mining and processing land uses. This amendment would not apply to a project which proposes a cement batch plant

and rock crushing facility as part of the construction of a future project. Potential impacts from a cement batch plant and rock crushing facility proposed for Rough Acres Ranch, Rugged Solar (MUP 12-007) will be identified and analyzed in the Soitec Solar Development Program Environmental Impact Report (PEIR) (PDS2012-3910-120005) and any subsequent required environmental reviews. These projects are not a part of the project description for PDS2013-POD-13-003. This comment does not identify any deficiencies in the Negative Declaration for this project.

- A-5 Potential impacts from the rock crushing and batch plant facility proposed to serve the Tule Wind project (POD 09-019/ ER 3910 09-21-001), were identified and analyzed in the EIR associated with the project. Potential impacts from future Soitec Solar Development Program Environmental Impact Report (PEIR) (PDS2012-3910-120005), Rugged Solar and Rough Acres Ranch Road (PDS2011-2700-15622), will be identified and analyzed pursuant to CEQA requirements. These projects are not a part of the project description for PDS2013-POD-13-003. This comment does not identify any deficiencies in the Negative Declaration for this project.
- A-6 County staff acknowledges this comment. According to the County Zoning Ordinance Section 1810 "Mining and Processing" pursuant to the Extractive Use Types and the List of Zoning Land Use Categories, rock crushing is an allowed use as part of a permitted Mining and Processing use type. No amendment is proposed to this section of the ordinance, therefore this is not a part of the project description for PDS2013-POD-13-003. This comment does not identify any deficiencies in the Negative Declaration for this project.
- A-7 See Section IX. Hydrology and Water Quality (d), in the Negative Declaration Initial Study which addresses water quality in groundwater dependent areas related to this project and indicates that site design measures and/or source control BMPs and/or treatment control BMPs will be employed by future projects to reduce potential pollutants in runoff to the maximum extent practicable, such that a future project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. This comment does not identify any deficiencies in the Negative Declaration for this project.
- A-8 County staff acknowledges this comment that there is no imported water or infrastructure for imported water in the area specified. See Section IX. Hydrology and Water Quality in the Negative Declaration Initial Study which addresses potential impacts related to this project. This comment does not identify any deficiencies in the Negative Declaration for this project.
- A-9 County staff acknowledges this comment. This comment does not identify any deficiencies in the Negative Declaration for this project, no further response is required.

- A-10 County staff reviewed the material provided and appreciates the information. No additional CEQA response is required.
- A-11 County staff acknowledges this comment. This comment does not identify any deficiencies in the Negative Declaration for this project, no further response is required.
- A-12 See Section IX. Hydrology and Water Quality (b), in the Negative Declaration Initial Study which addresses water quality and indicates that future uses will be required to employ site design measures and/or source control BMPs and/or treatment control BMPs such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters. The required BMPs will be consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds.. This comment does not identify any deficiencies in the Negative Declaration for this project.
- A-13 See Section IX. Hydrology and Water Quality (c), in the Negative Declaration Initial Study which addresses the protection of water courses and indicates that future uses will be required to employ site design measures and/or source control BMPs and/or treatment control BMPs such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters. The required BMPs will be consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. This comment does not identify any deficiencies in the Negative Declaration for this project.
- A-14 County staff acknowledges this comment. This comment recommends a desired approach to road design and does identify any deficiencies in the Negative Declaration for this project, no further response is required.
- A-15 County staff acknowledges this comment. Any alteration to a stream or watercourse, or any construction or grading in the vicinity of a stream or watercourse would be subject to existing regulations including, but not limited to the California Environmental Quality Act, Resource Protection Ordinance, and other applicable state and federal regulations. The project proposes to allow the recycling of salvaged concrete, asphalt and rock in conjunction with existing mining and processing land uses. Regulating the use of recycled asphalt pavement at the approach of a stream crossing is not part of the project description for PDS2013-POD-13-003. This comment does not identify any deficiencies in the Negative Declaration for this project.

- A-16 County staff acknowledges this comment. Many goals and policies of the General Plan Safety Element refer to the effective response to disasters and reduction to disruptions of delivery of services during these times. Essential Services are necessary to support principal development and public safety. Any future structures authorized as essential services would be subject to review under CEQA prior to installation. Any potential impacts would be evaluated and mitigated as necessary. The CEQA process, which includes a public review process, will provide an opportunity for adequate project review including possible alternative locations.
- A-17 The Pine Valley Sheriff Substation was constructed in 2014 and serves the communities of Pine Valley, Guatay, Descanso, Mount Laguna, Boulevard and Jacumba. Currently, there is no prospective Boulevard Sheriff Substation facility and there is no scope, funding or timeline identified at this time. The Boulevard Fire Station is under construction in the Boulevard community. The Fire Station was approved subject to a Site Plan Permit (PDS2014-STP-14-003) and associated Negative Declaration on April 29, 2014 by the Director of Planning & Development Services. The design and location of structures and equipment on the site, including a 30 foot high communications tower, were identified on the approved plans. The Boulevard Fire Station project is not a part of the project description for PDS2013-POD-13-003. This comment does not identify any deficiencies in the Negative Declaration for this project. A copy of this comment letter was provided to the County Sheriff Department for their information.
- A-18 County staff acknowledges this comment. Co-location is encouraged; however the effective response to disasters and reduction to disruptions of delivery of services during these times is of the utmost importance. In addition, security and operating considerations of this essential service are key factors when determining siting of these facilities to ensure that communication service is uninterrupted. This comment does not identify any deficiencies in the Negative Declaration for this project.
- A-19 County staff acknowledges this comment. Many goals and policies of the General Plan Safety Element refer to the effective response to disasters and reduction to disruptions of delivery of services during these times. Essential services are necessary to support principal development and public safety. Any future structures authorized as essential services would be subject to review under CEQA prior to installation. Any potential impacts would be evaluated and mitigated as necessary.
- A-20 County staff acknowledges this comment. The Federal Communications Commission (FCC) has established standards for the maximum levels of emissions for wireless and radio facilities. All existing and future projects must meet these standards when operating any facilities. This comment does not identify any deficiencies in the Negative Declaration for this project.

A-21 See response to A-20.

A-22 County staff reviewed the material provided and appreciates the information. Essential services are necessary to support principal development and involve only minor structures or poles. Any future structures authorized as essential services would be subject to review under CEQA prior to installation. Any potential impacts would be evaluated and mitigated as necessary. This comment does not identify any deficiencies in the Negative Declaration for this project.

**Response to comments received from Vern Denham, Chair, Pine Valley Community Planning Group:**

B-1 Comment received regarding Initial Study Section XVII. Utilities and Service Systems (d). Comment noted, see Section IX. Hydrology and Water Quality, (d) which addresses determination of adequate water supply for future uses on properties which will utilize groundwater resources. This comment does not identify any deficiencies in the Negative Declaration for this project, however a minor revision was made to Section XVII. Utilities and Service Systems (d) of the Initial Study form for clarification.

**Response to comments received from Jack Shelver, Chair, Julian Community Planning Group:**

C-1 Comment received related to proposed Zoning Ordinance amendment combining the allowed square footage for detached garages and barns into one type of accessory structure. The CPG would like the limitation on the size of barns removed for agricultural projects. This comment is not related to environmental concerns and does not identify any deficiencies in the Negative Declaration for this project.

C-2 Comment received related to proposed Zoning Ordinance amendment to allow Electric Vehicle Charging Station pedestals within setbacks in Commercial and Industrial Use Regulations. The CPG raised a concern regarding potential site distance obstruction. These pedestals would not be allowed in setbacks near driveways and intersections as regulated by the Parking Design Manual. This comment is not related to environmental concerns and does not identify any deficiencies in the Negative Declaration for this project.

C-3 Comment received related to proposed amendment to the Noise Ordinance to add the Thanksgiving holiday to the list of holidays when commercial construction is prohibited. The CPG raised a concern whether this restriction applies to the operation of agricultural equipment. The section of the ordinance does not apply to a property owner operating equipment on their own property. This comment is not related to environmental concerns and does not identify any deficiencies in the Negative Declaration for this project.

**Response to comments received from Lori Myers, Chair, Valle de Oro Community Planning Group:**

- D-1 Comment received related to proposed Zoning Ordinance amendment combining the allowed square footage for detached garages and barns into one type of accessory structure. Concerns raised regarding “doubling” square footages. Clarification was provided, however CPG objects to allowing additional square footage of accessory structures on residential-zoned properties. Staff research has indicated the impacts to properties in the VDO planning area would be minimal as there are only 74 parcels of 1 acre or more in the RS zone. Furthermore, the RS zone parcels most affected by this change are typically smaller lots 6,000-10,000 square feet in size and would be constrained by setback requirements which may limit the additional square footage ever being fully realized. This comment is not related to environmental concerns and does not identify any deficiencies in the Negative Declaration for this project.
- D-2 Comment received related to proposed Zoning Ordinance amendment allowing eating and drinking establishment associated with a brewery or microbrewery in the industrial zones. CPG objects to allowing this use without an Administrative Permit. Clarification was provided that an Administrative Permit would be required. This comment is not related to environmental concerns and does not identify any deficiencies in the Negative Declaration for this project.
- D-3 Comment received regarding proposed Zoning Ordinance amendment allowing recycling of salvaged concrete, asphalt and rock on existing mining and processing sites, subject to limitations, by right. See Section XVI. Transportation and Traffic in the Negative Declaration Initial Study which addresses potential increases in traffic associated with the proposed Zoning Ordinance Amendment.
- D-4 Comment received related to proposed Zoning Ordinance amendment to allow remodels and additions to existing residences, constructed prior to 1970 with only one off-street parking space, without requiring that additional off-street parking be provided. CPG suggests that consideration be given to available street parking prior to allowing expansions to residences.. This comment is not related to environmental concerns and does not identify any deficiencies in the Negative Declaration for this project.

A

# BOULEVARD PLANNING GROUP

PO Box 1272, BOULEVARD, CA 91905

DATE: July 31, 2014

TO: Heather Lingelser via [heather.lingelser@sdcounty.ca.gov](mailto:heather.lingelser@sdcounty.ca.gov)

RE: COMMENTS ON POD 13-003, LOG NO. ER 13-00-001; ZONING ORDINANCE UPDATE NO. 30 AND COUNTY CODE AMENDMENT

At our regular meeting held on July 3<sup>rd</sup>, the Boulevard Planning Group approved the following motion:

- **M/S: Noland/Maupin:** *Authorize Chair to submit comments / concerns raised on Recycled Asphalt Pavement (RAP) by-right accessory use; initial study issues with RAP; potential groundwater contamination; air quality impacts; by-right communication systems for Sheriff Department next to homes: Passed 6-0-0 (Byrd absent)*

A-1 [ Storage and use of Recycled Asphalt Pavement (RAP) has raised concerns due to a current proliferation of the RAP grindings generated by SDG&E's ECO Substation project construction that includes two underground trenches for new 138kV lines within the existing paved road beds of Historic Route 80 and Carrizo Gorge Road in the Jacumba area. One trench is for an active line with second trench for a future line.

A-2 [ Based on our own and other research, under certain conditions, RAP can represent potential groundwater contamination and air quality impact issues that must be addressed.

- A-3 [
1. Numerous large piles of RAP grindings have shown up at the Jacumba Garage & towing property at 42748 Old Highway 80, Jacumba, CA 91934, at a new parking lot located at Carrizo Gorge Road and I-8 next to the Shell Station, and potentially other locations.
  2. The photo below shows the extensive pile of RAP grindings dumped in a line along almost the entire length of the Jacumba Garage & Towing yard fence



i.

- A-4 [
3. Concerns have been raised with proposal for by right storage of asphalt grindings / Recycled Asphalt Pavement (RAP) and the potential for use at the Rough Acres Ranch cement patch plant

and Rock Crushing facility proposed in the Rugged Solar MUP as part of Soitec Solar Project Programmatic EIR (PDS2012-3910-120005).

- A-4 (cont)  
A-5  
A-6  
A-7  
A-8  
A-9
4. The proposed Rock Crushing and batch plant facility is also proposed to serve the Tule Wind project (POD 09-019), Soitec's Rugged Solar, Rough Acres Ranch Road major grading permit (PDS2011-2700-15622), and potentially other industrial scale projects.
  5. According to the County's List of Zoning Land Use Categories<sup>1</sup>, Rock Crushing is listed as number 23 under Section 1810 Mining and Processing in the Extractive Use Types which means RAP would be an allowed use, if we read the proposal correctly.
  6. The proposed allowed use needs to be reconsidered for groundwater dependent areas in order to protect the quality of our sole source groundwater resources.
  7. We have no economically feasible or viable alternative replacement for our only source of water between Alpine and the San Diego County/Imperial County line, where there is no imported water or infrastructure.
  8. Similar concerns were raised years ago regarding unintended consequences with the appearance and storage of petroleum contaminated soils in the backcountry related to mandated removal of underground gasoline storage tanks.
  9. Community concerns and objections resulted in changed regulations.
  10. We hope that is the case here, as well.

A-10 An information summary on RAP is available from G Keller 6-12-13 for the University of California Division of Agriculture and Natural Resources: <http://ucanr.edu/sites/forestry/files/168246.pdf>

#### SUMMARY OF ISSUES AND RECOMMENDED USE FROM KELLER SUMMARY:

- A-11  
A-12  
A-13  
A-14  
A-15
- Asphalt grindings (RAP) clearly have a very desirable, beneficial, and popular use when used as a surfacing material on low-volume roads.
  - It has generally performed very well when mixed with aggregate and well compacted.
  - Also the material has been shown to have toxic leachates or components including polycyclic hydrocarbons and lead.
  - Concentrations are typically low, but can exceed health standards and can be a source of water quality contamination.
  - Therefore use of this material is encouraged in applications where the pollutants do not have a direct source of conveyance to water courses.
  - Application on upland area roads with sheet flow into the forest or on roads with ditch systems that are "disconnected" from water sources and drainages seems reasonable and overall desirable.
  - Use at the approach to stream crossings should be limited or prohibited, at least until there are further studies on the issue...

#### THE KELLER SUMMARY INCORPORATED COMMENTS FROM THE FOLLOWING AGENCIES/INDIVIDUALS:

- David Jones, PhD, Project Scientist, UC Davis Pavement Research Center
- George Huntington, Civil Engineer, Wyoming LTAP Center
- Pete Bolander, Pavement Engineer, Region 6 RO, US Forest Service
- Peter Kraatz, Deputy Director, Placer County Public Works Department
- Mark Lancaster, 5 Counties Salmonid Conservation Program
- Santiago Cruz-Roveda, Caltrans District 3 Office, Marysville
- Ethan Casaday, Environmental Specialist, Tahoe Regional Planning Agency

#### CONCERNS WITH BY-RIGHT COMMUNICATIONS SYSTEMS FOR SHERIFF DEPARTMENT FACILITIES

- A-11b
1. The main concern with by-right communications systems and lack of public participation is the potential for equipment to be installed in close proximity to existing homes with children,

<sup>1</sup> [http://www.sdcounty.ca.gov/pds/zoning/Zoning-Land\\_Use-Categories.pdf](http://www.sdcounty.ca.gov/pds/zoning/Zoning-Land_Use-Categories.pdf)

seniors, pets, livestock, and sensitive wildlife without a discussion of potentially superior alternatives or locations.

- A-16 (cont)
- A-17
- A-18
- A-19
- A-20
- A-21
- A-22
2. A new Boulevard Sheriff Substation is planned within or adjacent to the new Boulevard Fire Station that is now under construction on Ribbonwood Road next to existing homes.
  3. The Boulevard Planning Group has already requested that any communication towers/equipment for the new fire station be placed as far as possible from adjacent homes.
  4. Co-location is also preferable to multiple communications towers.
  5. The health and safety of the public and active public safety personnel should be taken into consideration, with minimum tower setbacks of 1,500 feet or so, and placement as far away from oak groves and potential sensitive nesting sites/habitat as possible.
  6. A press release from the UC Berkeley Center for Family and Community Health, dated July 09, 2014, reported that more than 50 scientists from 18 nations called on government to minimize the public's exposure to the emitted by wireless devices including cell and cordless phones, Wi-Fi, smart meters and baby monitors; Epidemiological studies in humans show links between RF exposure and cancers, neurological disorders, hormonal changes, and symptoms of electrical hypersensitivity (EHS). Laboratory studies show increased cancers, abnormal sperm, reproductive risks, learning and memory deficits, and heart irregularities:  
<http://www.prlog.org/12346518-scientists-call-on-government-to-protect-public-from-wireless-radiation-exposure.pdf>
  7. Position on the Health Effects from Radio Frequency/Microwave (RF/MW) Radiation in Fire Department Facilities from Base Stations for Antennas and Towers for the Conduction of Cell Phone Transmissions from the INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS DIVISION OF OCCUPATIONAL HEALTH, SAFETY AND MEDICINE:
    - o **"The International Association of Fire Fighters' position on locating cell towers commercial wireless infrastructure on fire department facilities, as adopted by its membership in August 2004, is that the IAFF oppose the use of fire stations as base stations for towers and/or antennas for the conduction of cell phone transmissions until a study with the highest scientific merit and integrity on health effects of exposure to low-intensity RF/MW radiation is conducted and it is proven that such sitings are not hazardous to the health of our members...":**  
<http://www.iaff.org/hs/Facts/CellTowerFinal.asp>
  8. In addition, in a letter dated February 7, 2014, the US Department of Interior through US Fish and Wildlife Services raised concerns that the "...First Responder Network Authority proposals lack provisions necessary to conserve migratory bird resources, including eagles. The proposals also do not reflect current information regarding the effects of communication towers to birds:  
[http://www.ntia.doc.gov/files/ntia/us\\_doi\\_comments.pdf](http://www.ntia.doc.gov/files/ntia/us_doi_comments.pdf)

Our group's goal is good community planning which includes public involvement. If you have any questions, please contact me at 619-766-4170 or [tisdale.donna@gmail.com](mailto:tisdale.donna@gmail.com)

Regards,

*Donna Tisdale*  
Donna Tisdale, Chair  
619-766-4170

B

August 5, 2014

Heather Lingelser  
Advance Planning  
5510 Overland Ave.  
Suite 310  
San Diego, CA 92123-1237

RE: Zoning ordinance update

Dear Heather;

B-1  
I want to bring to your attention a section of the June 24, 2014 intent to adopt a negative declaration on Page 73 item D. In a groundwater dependent community using the local water company to determine adequate water resources to serve a pending project would not provide adequate information for that project. The local water company information should be used WITH the hydrological data that is on file with our County Hydrologist and not just the information from a local water company.

Sincerely,



Vern Denham-Chair  
Pine Valley Community Planning Group



# Julian Community Planning Group

P.O. Box 249, Julian, CA 92036

C

July 15, 2014

Ms. Heather Lingelser  
Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego CA 92123

Dear Ms Lingelser;

At their regular meeting on July 14, 2014 the Julian Community Planning Group considered the proposed updates to the County Zoning Code. After discussion of the summary, the Planning Group took the following actions:

- Section 6156.g: would amend the "Accessory Use Regulations, Residential and Agricultural Use Types" regulations regarding Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops as follows:
- Add Barns and Agricultural Buildings to this subsection;
- Amend the allowable square footage for these structures to include area allowed for barns and agricultural buildings under subsection 6156.h and revise to a table format for clarification.
- Section 6156.h would amend the "Accessory Use Regulations, Residential and Agricultural Use Types" regulations regarding Barns and Agricultural Storage Buildings to remove the square footage regulations and add them to 6156.g

The Julian Community Planning Group voted to oppose these changes that would transfer the square foot regulations of barns and agricultural storage buildings from Section 6156.h to Section 6156.g.

Section 4835: would amend the Exceptions to Required Openness of Required Yards" table to amend the Detached Accessory Storage and Detached Garages and Carports and add an exception for Electric Vehicle Charging Station pedestals not more than 54 inches above grade in Commercial and Industrial use regulations.

The Julian Community Planning Group voted to oppose this change that would allow Electric Vehicle Charging Station pedestals as high as 54 inches above grade in the front yard set back of Commercial and Industrial zones. The Group added a further comment

C-1

C-2

C-2  
(cont)

that if the Code is amended to allow Electric Vehicle Charging Stations in the front yard setback of Commercial and Industrial properties that sight distance issues should be considered in the issuance of permits for Electric Vehicle Charging Stations.

C-3

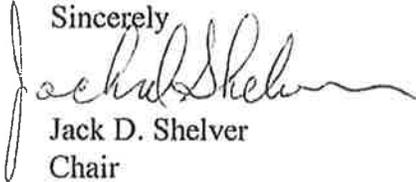
The Julian Community Planning Group voted to oppose Section 36408 that would add the Thanksgiving Holiday to the list of Holidays where there is a restriction on the use of Construction equipment and which would also remove the reference to "any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday for clarification.

The Planning Group also asked for clarification on two issues affecting proposed changes.

- In those sections that place a restriction on the hours of the use of construction equipment, is construction equipment defined to include agricultural equipment such as tractors, trucks, etc?
- In Section 2322 that would amend the "Permitted Uses" in the C32 Convenience Commercial Use Regulations to add "Personal Services, General" what are "Personal Services, General"?

Thank you for consideration of our concerns.

Sincerely



Jack D. Shelver  
Chair

D

August 10, 2014

Ms. Heather Lingelser,

At the meeting of August 5, 2014, the Valle De Oro Community Planning Group conducted a public hearing on POD 13-003 Zoning Ordinance Update No 30 and County Code Amendment.

There was no public testimony for this project.

The Planning Group reviewed the materials provided and voted unanimously (13-0-0-2) to advocate the following items be given serious consideration:

D-1

**Section 33-Section 6156.g:** Allowing barns and agricultural buildings to the accessory building category: The zoning ordinance is actually doubling the permitted total square footage for not just barns, but for all accessory buildings. The currently allowed maximums are half of the new ones proposed. This is inappropriate, especially without review. In many planning areas, including the VDOCPG, this could effectively allow accessory buildings to total more square footage than the primary residence, greatly impacting neighborhood character. The existing square footages should be restored. There is no clear reason or justification stated for why they were doubled.

D-2

**Section 34-Section 6156.h:** Adding breweries and microbreweries to eating and dining seems appropriate, however Eateries and Dining should not be added to M52, 54, 56 & 58 without review. The impacts of a brewery serving food and beer and beer samples has a completely different impact than industrial; especially light industrial. Changes in operating hours, traffic generated, noise, etc. could be significant, and needs at least administrative review.

D-3

**Section 37-Section 6158:** Recycling of salvaged concrete, asphalt and rock should not be allowed by right in existing mining operations. Many mining operations already impact their neighbors significantly. The Hester borrow pit in the VDOCP area is one example. To allow 10% extra truck traffic, and 25% extra stockpiling, by right, with no review, in an area that is already over impacted is irresponsible. It is our opinion that an environmental impact report is still a necessity, as well as a minor use permit.

D-4

**Section 42-Section 6758:** While we understand the need to allow smaller/older homes that cannot accommodate additional parking to be able to obtain new building permits. We hope the county will take into consideration the available street parking around the proposed dwelling when issuing a permit. Especially if the proposed expansion is adding significant living space where additional drivers could now be present adding to street parking.

Sincerely,

Lori Myers  
Chair, VDOCPG

