



## County of San Diego

**MARK WARDLAW**  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services  
[www.SDCPDS.org](http://www.SDCPDS.org)

**KATHLEEN A. FLANNERY**  
ASSISTANT DIRECTOR

January 22, 2021

TO: Planning Commission

FROM: Mark Wardlaw, Director  
Planning & Development Services

SUBJECT: **Request to Appeal North County Environmental Resources (NCER) Project**

### Purpose

This is a request for the Planning Commission to consider accepting an appeal of the November 3, 2020 Director's decision approving a Site Plan and Boundary Adjustment with a Certificate of Compliance for the North County Environmental Resources project (Project). A total of four appeal applications were received on the Project, including from the Twin Oaks Valley Community Sponsor Group, Hidden Meadows Community Sponsor Group, City of Escondido, and Montreux Homeowners Association (HOA). One of the four appeals was filed by a party who is located beyond 300 feet from the exterior boundaries of the property: Montreux HOA. The Zoning Ordinance (Section 7166(a)(3)) requires those persons located beyond 300 feet from the exterior boundaries of the property receive permission from the Planning Commission to file an appeal. This memorandum provides background on the Project, the Montreux HOA request to appeal, and the appeal processes established by the Zoning Ordinance and the San Diego County Code of Regulatory Ordinances. If the Planning Commission accepts the appeal, all four appeals will be added to the February 5, 2021 Planning Commission agenda. If not, three appeals will be added to that same agenda. PDS recommends that the Planning Commission accept and grant permission for the Montreux HOA appeal to be heard.

### Background

On November 3, 2020, the Director of Planning & Development Services (PDS) approved a Site Plan and a Boundary Adjustment with a Certificate of Compliance for the Project. All relevant environmental documents associated with the processing of the Project can be found at the following link:

<https://www.sandiegocounty.gov/pds/ceqa/NorthCountyEnvironmentalResources.html>

The Project is a recycling facility that will engage in three forms of recycling: 1) tree waste chipping and grinding; 2) recycling of wood and construction debris; and 3) recycling of concrete, asphalt, and inert material from demolition projects. Only pre-sorted, noncontaminated tree

trimmings and wood and construction debris will be accepted for processing. There will be no composting or acceptance of solid waste.

The Project site has zoning designations of General Impact Industrial (M54), Rural Residential (RR) and Limited Agriculture (A-70). The Applicant proposes construction and operation of the recycling facility on the portion of the property that is zoned M54. The Project is classified as a Recycling Processing Facility, Light, which is a permitted use in the M54 Zone. A Site Plan is required because the site has a “B” Special Area Designator, which requires community design review. The project also includes a Boundary Adjustment between two parcels: APNs 187-100-35 and 187-100-37. Section 6975(a)(2)(i) of the Zoning Ordinance requires enclosure of the processing area if the property on which the facility is located abuts property zoned or planned for residential use. The Boundary Adjustment was proposed to modify the Project boundary so as to not abut a property zoned or planned for residential use and therefore circumvent the enclosure requirement. However, during review of public comments, PDS staff located an additional property east of the Project site (adjacent Caltrans property zoned Limited Agriculture (A70) and Rural Residential (RR)) that was not subject to the Applicant’s proposed Boundary Adjustment. The Caltrans parcel is zoned or planned for residential use. Therefore, the Director’s decision approving the Site Plan Permit required the enclosure of the processing area as a condition of approval to comply with Section 6975(a)(2)(i) of the Zoning Ordinance and to further reduce noise impacts. The Project site consists of six contiguous parcels totaling 139.5 gross acres (135.6 net acres). However, the Project will be constructed on the adjusted acreage (18 acres) of parcel 187-100-37 in the southeast portion of the site. The Project is located west of Interstate 15 (I-15), south of Mesa Rock Road, within the Twin Oaks Valley Community Sponsor Group Area of the North County Metropolitan Subregional Plan Area.

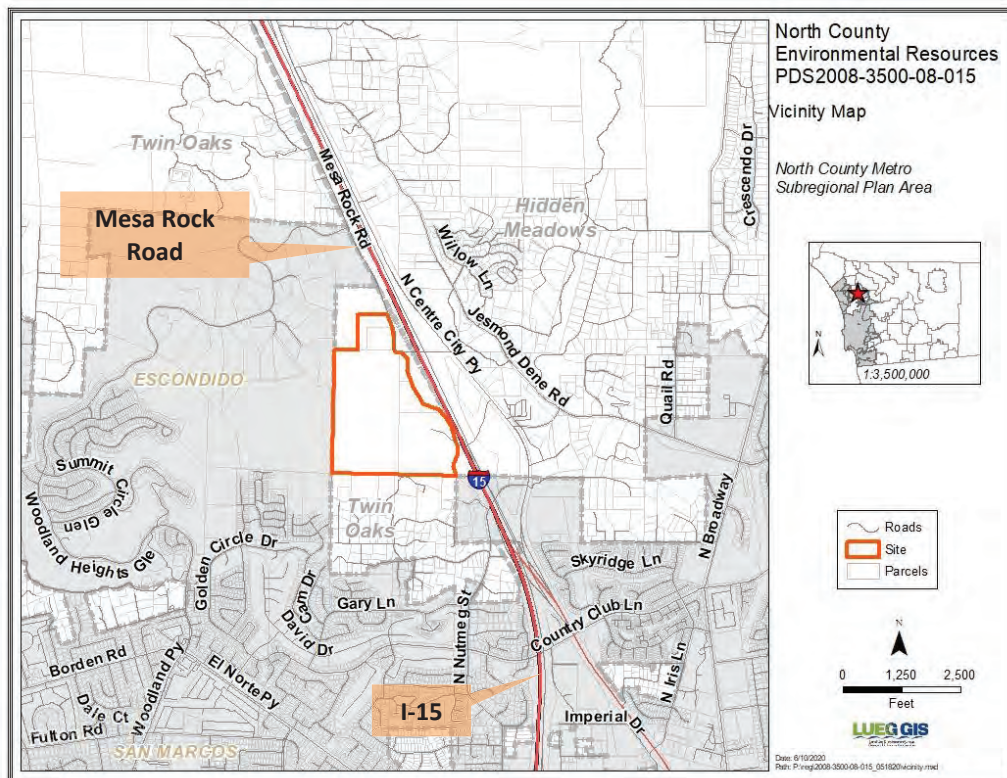
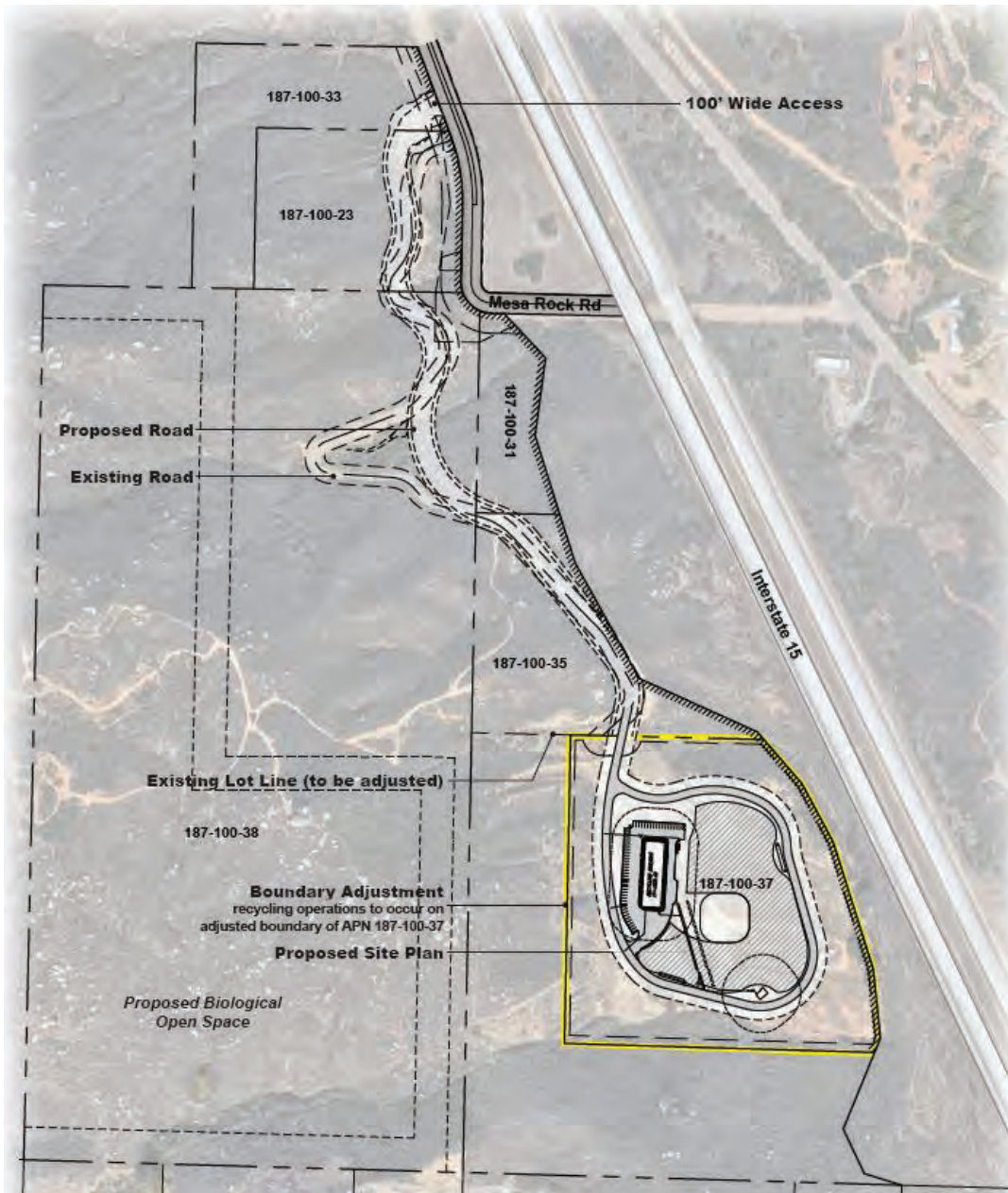


Figure 1: Vicinity Map





*Figure 2: Overall Plot Plan*

The County originally anticipated preparation of an Environmental Impact Report (EIR) for the Project. On September 11, 2014, the County issued a Notice of Preparation (NOP) of an EIR and held a NOP Scoping meeting on September 24, 2014. The Applicant agreed to submit a Draft Environmental Impact Report (EIR) with the required draft technical studies in January of 2015. In July 2015, the Applicant asserted that the County should instead process the Project under California Environmental Quality Act (CEQA) Guidelines §15183. At that time, PDS did not concur because the Applicant had not submitted project specific technical studies to determine if the Project would result in potential environmental impacts. Between 2015 and 2017, PDS continued to communicate with the Applicant that an EIR would be required for the Project and that position could not change without additional analysis. In March 2019, the Applicant

Planning Commission

January 22, 2021

Page 4

resubmitted the Project with project specific technical studies. After review of the technical studies prepared for the Project, it was determined the project could qualify for a streamlined environmental review pursuant to CEQA Guidelines §15183. The Project was found in conformance with CEQA in accordance with Section 15183, and the environmental findings were adopted by the Zoning Administrator on June 25, 2020. The proposed use is consistent with the Zoning Use Regulations as well as the General Plan Land Use Designation, and no peculiar impacts (i.e. significant effects that were not identified in the General Plan Update EIR) will result from implementation of the Project.

The Director's decision of approval of the Project was sent to interested parties on November 3, 2020. Four appeal applications were received, including from the Twin Oaks Valley Community Sponsor Group, Hidden Meadows Community Sponsor Group, City of Escondido, and Montreux HOA.

The Zoning Ordinance (Section 7166(a)(2)) allows interested parties that have interest within 300 feet from the exterior boundaries of the subject property to file an appeal. The City of Escondido has an interest within 300 feet of the subject property because its jurisdictional boundary abuts the Project site to the west; therefore, the City of Escondido does not need Planning Commission permission to file an appeal. In addition, Section 7166(a)(4) of the Zoning Ordinance allows Community Sponsor Groups to file an appeal; therefore, the Twin Oaks Valley and Hidden Meadows Community Sponsor Groups do not need Planning Commission permission to file an appeal. However, Section 7166(a)(3) of the Zoning Ordinance requires a written petition to be evaluated by the Planning Commission for any interested parties located more than 300 feet from a project site seeking to file an appeal of a Director's decision. The Montreux HOA is a homeowners' association for a residential community approximately one third (1/3) of a mile or approximately 1,760 feet from the Project site; therefore, the Montreux HOA is required to obtain Planning Commission permission to file an appeal.

Montreux HOA has been in regular contact with the County since the filing of the application for the proposed Project. Montreux HOA residents and their attorney have attended community meetings, requested documents from PDS, commented on the CEQA documents during the 15183 public disclosure process, and provided testimony during the Zoning Administrator hearing for the 15183 findings. The appeal focuses on concerns with the CEQA documents and studies associated with the Project and request to modify conditions of approval included in the Director of PDS' approval of the Site Plan Permit.

### **Actions to Consider**

The Planning Commission can choose to either accept or not accept the Montreux HOA appeal application of the Director's Decision of the Project. The other three appeals by the Twin Oaks Valley Community Sponsor Group, Hidden Meadows Community Sponsor Group, and City of Escondido do not need Planning Commission permission to appeal and have therefore been scheduled for consideration on the February 5, 2021 Planning Commission agenda. If the Planning Commission chooses to accept the Montreux HOA appeal application, the formal Montreux HOA appeal will also be considered at the February 5, 2021 Planning Commission hearing.

PDS recommends that the Planning Commission accept and grant permission for the Montreux HOA appeal to be heard because the appellant filed the appeal documents within the time allowed,

Planning Commission

January 22, 2021

Page 5

has expressed concerns regarding the Project throughout the processing of the project, and has provided comments during the public disclosure and hearing processes.

The decision of the Planning Commission on whether to accept and grant permission for the Montreux HOA appeal to be heard is final. Regardless of whether the Planning Commission chooses to consider or not to consider the Montreux HOA appeal, any interested parties may appeal the 15183 environmental determination of the Project to the Board of Supervisors within 10 days after the February 5, 2021 Planning Commission's consideration of the appeals of the Director's Decision and environmental determination. The decision of the Planning Commission on the Site Plan and Boundary Adjustment is final and cannot be appealed to the Board of Supervisors, only the environmental determination can be appealed.

Attachments:

Attachment A	Request to appeal received November 12, 2020 from Montreux Homeowners Association
Attachment B	Planning Documentation
Attachment C	Form of Decision Approving Site Plan PDS2008-3500-08-015



## Attachment A – Request to Appeal



County of San Diego, Planning & Development Services  
**APPEAL APPLICATION**  
 ZONING DIVISION

RECEIVED  
 NOV 12 2020

**APPEAL TO:**

- ☐ Board of Supervisors  
☒ Planning Commission  
☐ Administrative Appeal  
 (Requires Deposit & [PDS-346](#))

FOR OFFICIAL USE ONLY			
1109 E2	Code	PDS 2008-3500-08-015	
Thomas Guide Map	Fee	Record ID	
North County Metro			
Community Plan Area		RR	
SR4		Zone	
General Plan Designation			

**APPELLANT FILL IN BELOW THIS LINE, THIS SIDE ONLY – PLEASE PRINT OR TYPE**

25568 Mesa Rock Road, Escondido, CA 92026

187-100-23, -31, -33, -35, & -37, AND 187-100-38

Site Address	Number	Street	City	Zip	Assessor's Parcel Number
Montreux Homeowners Association					Hilltop Group, Inc.
<b>Appellant's Name</b>	Last	First	Middle		<b>Owner's Name</b> Last First Middle
c/o Berding & Weil, LLP, 1660 Hotel Circle North, Ste. 701					807 E. Mission Road
<b>Mailing Address</b>	Number	Street			<b>Mailing Address</b> Number Street
San Diego, CA 92108					San Marcos, CA 92069
	City	Zip			City Zip
(858) 625-3900					(888) 744-7191
<b>Telephone</b>					<b>Telephone</b>

**REQUEST:** Clearly define all items requested in the appeal. Submit plans if necessary, to illustrate request. The County of San Diego's Planning Commission modify the Conditions of Approval set forth in the Director of the County of San Diego's Planning & Development Services' approval of Site Plan No. PDS2008-3500-08-015 dated November 3, 2020 and find that the County of San Diego's Zoning Administrator's June 25, 2020 determination that Site Plan No. PDS2008-3500-08-015 was subject to a California Environmental Quality Act Section 15183 exemption was erroneous, both as more specifically set forth in the attached letter.

**JUSTIFICATION:** Attach additional sheets if necessary.

Please see attached letter.

*Aaron J. Ehrlich*  
 Signature of Appellant

Aaron J. Ehrlich, Berding & Weil, LLP, Legal Counsel for Appellant

If Company Officer – indicate Company Name and function  
 (Please print)

----- OFFICIAL USE ONLY -----  
 SDC PDS RCVD 11-12-20  
 3500-08-015

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

[HTTP://WWW.SDCPS.ORG](http://www.sdcps.org)



**SAN DIEGO**

1660 Hotel Circle North  
Suite 701  
San Diego, CA 92108  
858.625.3900  
858.625.3901

**COSTA MESA**

575 Anton Boulevard  
Suite 1080 Metro Center  
Costa Mesa, CA 92626  
714.429.0600  
714.429.0699

**WALNUT CREEK**

2175 N. California Blvd.  
Suite 500  
Walnut Creek, CA 94596  
925.838.2090  
925.820.5592

WWW.BERDINGWEIL.COM

## Attachment to Appeal Application to Planning Commission

November 12, 2020

VIA HAND FILING

Planning Commission  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

**Re: Appeal of Site Plan Approval for NCER Project Dated November 3, 2020 and  
CEQA Section 15183 Exemption Determination for NCER Project Dated June 25,  
2020**

Dear Planning Commissioners:

Our office is legal counsel for the Montreux Homeowners Association ("Montreux"), a homeowners' association for a residential community roughly a third (1/3) of a mile from, and at about the same elevation as, the proposed North County Environmental Resources Project ("Proposed Project") by Hilltop Group, Inc. ("Applicant"). This Attachment to Appeal Application sets forth the bases upon which Montreux appeals the Director ("Director") of the County of San Diego's ("County") Planning & Development Services ("PDS") Form of Decision dated November 3, 2020 approving Site Plan No. PDS2008-3500-08-015 for the Proposed Project ("Site Plan Approval") and the County Zoning Administrator's June 25, 2020 approval of a California Environmental Quality Act ("CEQA") Section 15183 exemption for the Site Plan Approval ("CEQA Exemption").

Requested Modification to Condition of Approval Nos. 25 and 55.

Condition of Approval No. 25.PLN#1-ENCLOSURE, on page 17 of the Site Plan Approval, and Condition of Approval No.55.PLN#2-ENCLOSURE, on page 33 of the Site Plan Approval, both set forth that "[i]n order to comply with Section 6975(a)(2) of the Zoning Ordinance" that, in part, "[a]ll processing of materials shall be conducted entirely within an enclosed building." However, Zoning Ordinance Section 6975(a)(2) requires that "[a]ll operations [of a Recycling Processing Facility, Light] shall be conducted entirely within an enclosed building ...."

It is unknown why the Director limited Condition Nos. 25 and 55 to "processing of materials" instead of specifying the Zoning Ordinance's requirement of "all operations." A requirement that all operations at the Proposed Project be enclosed is vitally important to mitigate the foreseeable environmental impacts and non-environmental concerns raised by Montreux and hundreds of members of the public in their public comments to the County

**SDC PDS RCVD 11-12-20**

PLEASE REPLY TO OUR SAN DIEGO OFFICE

**3500-08-015**



concerning the Proposed Project to date.<sup>1</sup> Limiting the enclosure mandate to "processing of materials" is not only inconsistent with the Zoning Ordinance's requirement set forth in Section 6975(a)(2), and thus contrary to the Director's necessary finding that the Proposed Project "meets the intent and specific standards and criteria prescribed in pertinent sections of the Zoning Ordinance" under Zoning Ordinance Section 7160(a), but creates unreasonable and needless ambiguity enabling the Applicant to potentially avoid complying the Zoning Ordinance's enclosure requirement. Accordingly, Montreux respectfully requests that the Planning Commission modify Conditions of Approval Nos. 25 and 55 to replace the language of "[a]ll processing of materials" with the language of "[a]ll operations" so Montreux and members of the public can be assured that the approval of the Proposed Project is properly conditioned on compliance with the requirements of Zoning Ordinance Section 6975(a)(2).

Requested Modification to Condition of Approval No. 63.

Condition of Approval No. 63.NOISE#7. ON-GOING SOUND LEVEL COMPLIANCE, on page 17 of the Site Plan Approval, sets forth various requirements for the Proposed Project "[i]n order to comply with the application sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance)." Condition of Approval No. 63 overlooks that Zoning Ordinance Section 6975 contains additional noise level limitations for Light Recycling Processing Facilities such as the Proposed Project. More specifically, Zoning Ordinance Section 6975(a)(10) provides that "[n]oise levels shall not exceed 60 dBA as measured at the property line of residentially zoned or occupied property, or otherwise shall not exceed the following: ... 75 dBA in the M54 and M58 Use Regulations." No other Condition of Approval in the Site Plan Approval conditions approval of the Proposed Project on compliance with the requirements of Zoning Ordinance Section 6975(a)(10).

As a Light Recycling Processing Facility, the Proposed Project is required to comply with all provisions of Zoning Ordinance Section 6975, including, in part, Subsection (a)(10). Since the Site Plan Approval does not presently impose compliance with the requirements of Subsection (a)(10) as a condition of approval, the Site Plan Approval is inconsistent with Zoning Ordinance Section 6975 and the Director has incorrectly concluded in the Site Plan Approval that the Proposed Project "meets the intent and specific standards and criteria prescribed in pertinent sections of the Zoning Ordinance," which is a mandatory finding required by Zoning Ordinance Section 7160(a). The addition of the noise level limitations set forth in Zoning Ordinance Section 6975(a)(10) is vitally important to mitigate the foreseeable environmental impacts and non-environmental concerns raised by Montreux and hundreds of members of the public in their public comments to the County concerning the Proposed Project to date. (See Attachment "A" hereto.) Accordingly, Montreux respectfully requests that the Planning

---

<sup>1</sup> While the Planning Commission has access to all underlying public records concerning the Proposed Project, for the Planning Commission's convenience, Montreux has attached a true copy of its October 14, 2019 letter to David Sibbet, Planning Manager, concerning the Notice of Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act for the Proposed North County Environmental Resources Project as Attachment "A" hereto. That letter discusses many of the foreseeable environmental impacts of the Proposed Project which concern Montreux.

Commission modify Condition of Approval No. 63 to add the following language under "Description of Requirement":

- d. Recycling processing facility associated activities shall not exceed 60 dBA as measured at all property lines of residentially zoned or occupied property and shall not otherwise exceed 75dBA.

Requested Modification to Condition of Approval Nos. 54, 61, and 62.

Montreux and the general public have expressed sweeping concern that the Applicant will not comply with various requirements for the Proposed Project, such as those contained in Zoning Ordinance Section 6975. (See Attachment "A" hereto.) Condition of Approval No. 54, on pages 32 to 33 of the Site Approval Plan, Condition of Approval No. 61, on page 36 of the Site Approval Plan, and Condition of Approval No. 62, on page 36 of the Site Approval Plan, each contain ongoing mitigation measures and limitations necessary for the Proposed Project to comply with the requirements of the Zoning Ordinance and which are critically important to mitigating the foreseeable environmental impacts and non-environmental concerns raised by Montreux and hundreds of members of the public in their public comments to the County concerning the Proposed Project to date. (See Attachment "A" hereto.) The foregoing Conditions of Approval specify no mandatory reporting to the County concerning the Applicant's compliance with the specified limitations and no mechanism for public review of any compliance materials. Rather, at best, the foregoing Conditions of Approval require that the Applicant maintain compliance records onsite and provide such to the County within 14 days only if requested by County Staff.

The Applicant is a business entity owned by the De Jong family, which also owns Diamond Environmental Services. In 2017, Arie "Eric" De Jong III, and another executive of Diamond Environmental Services, pleaded guilty to felony criminal charges brought by the United States of America for violations of the Clean Water Act by illegally dumping hazardous waste into local municipal sewer systems and then attempting to cover up the illegal dumping through the falsifying of records. (Attachment "C" hereto.) Given this disturbing record, Montreux and the general public are understandably suspicious whether the Applicant will maintain accurate, honest records of its compliance with the Conditions of Approval set forth in the Site Plan Approval.

To ensure there is both transparency and accountability for compliance with the Conditions of Approval, it is critically important that the Applicant be required to submit regular compliance reports with supporting records to the County and that those reports be made available to the public as part of the relevant Conditions of Approval. Without the foregoing, there simply will not be public confidence that the Applicant is complying with the Conditions of Approval, which is likely to create needless future disputes between the public, the County, and the Applicant that can be easily avoided through mandatory reporting requirements. Montreux's request for such mandatory reporting is not unusual and typically is imposed by counties and cities to ensure compliance with conditions of approval for a project.



There are three Conditions of Approval that Montreux respectfully requests be modified to require publicly available periodic compliance reporting to the County. First, Condition of Approval No. 54, on pages 32 to 33 of the Site Plan Approval, under section b limits "[o]perational activities related to crushing and grinding [sic] of material on site will not exceed 4,000 tons of material processed annual [sic], or a maximum of 20 tons per day." However, the "Documentation" and "Monitoring" sections for this Condition of Approval do not require any record keeping, reporting or other mechanism to potentially determine if the Applicant is complying with the section b limitation. Accordingly, Montreux respectfully requests that the following language be added to the "Documentation" section of this Condition of Approval on page 33 of the Site Plan Approval: "The property owner and permittee shall maintain records detailing the daily tonnage of materials crushed and/or grinded on site." Montreux respectfully request that the following language be added to the "Monitoring" section of this Condition of Approval on page 33 of the Site Plan Approval:

The applicant shall submit quarterly written reports to the County's Staff, which the County shall make available to the public, detailing the daily tonnage of materials crushed and/or grinded on site during the most recent completed quarter and the cumulative total tonnage of materials crushed and/or grinded on site for the year to date, along with contemporaneous records substantiating the foregoing daily and year to date totals. These reports shall be submitted to the County's Staff not later than 14 days after the close of the recent completed quarter.

Second, Condition of Approval No. 61, on page 36 of the Site Plan Approval, provides that "there shall be no more than an average of two (2) outbound truck shipments of material per day" in order to comply with the requirements of Zoning Ordinance Section 6975(a)(4). While the "Documentation" section of this Condition of Approval requires that "[t]he property owner and permittee shall maintain records detailing the date and time of each outbound truck shipment, truck ID number, and name of the hauler," the "Timing" section only requires the owner and permittee to provide such records "within 14 days" if requested by County Staff. This is problematic for numerous reasons, including that it suggests records only need to be preserved for 14 days and Montreux is concerned that County Staff may never or very infrequently request a copy of such records. Montreux believes that this language needs to be modified and improved to require mandatory reporting and public access to the same to ensure compliance, transparency, and accountability. Accordingly, Montreux respectfully requests that the following language be added to the "Monitoring" section of this Condition of Approval on page 36 of the Site Plan Approval:

The applicant shall submit quarterly written reports to the County's Staff, which the County shall make available to the public, detailing the daily average outbound truck shipments of materials during the most recent completed quarter, along with a copy of the contemporaneous daily records detailing the date and time of each outbound truck shipment, truck ID number, and name of the hauler during the last quarter. These reports shall be submitted to the



County's Staff not later than 14 days after the close of the recent completed quarter.

Third, Condition of Approval No. 62, on page 36 of the Site Plan Approval, provides that "[n]o more than two (2) pieces of heavy equipment shall be in operation during any one-hour period" in order to "reduce the impacts of the operation of the recycling facility and comply with the acoustical analysis prepared for the Site Plan Permit." While the "Documentation" section of this Condition of Approval requires that "[t]he property owner and permittee shall maintain records detailing the equipment in operation during each one-hour period that the facility is open," the "Timing" section only requires the owner and permittee to provide such records "within 14 days" if requested by County Staff. This is problematic for numerous reasons, including that it suggests records only need to be preserved for 14 days and Montreux is concerned that County Staff may never or very infrequently request a copy of such records. Montreux believes that this language needs to be modified and improved to require mandatory reporting and public access to the same to ensure compliance, transparency, and accountability. Accordingly, Montreux respectfully requests that the following language be added to the "Monitoring" section of this Condition of Approval on page 36 of the Site Plan Approval:

The applicant shall submit quarterly written reports to the County's Staff, which the County shall make available to the public, detailing the hourly compliance with this Condition of Approval, along with a copy of the contemporaneous daily records detailing the equipment in operation during each one-hour period that the facility is open. These reports shall be submitted to the County's Staff not later than 14 days after the close of the recent completed quarter.

Requested Additional Condition of Approval Concerning Exterior Storage of Material.

As a Light Recycling Processing Facility, the Proposed Project is required to comply with all provisions of Zoning Ordinance Section 6975, including, in part, Subsection (a)(6), which provides that:

All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition, or shall be baled or palletized. Storage containers for flammable material shall be constructed of non-flammable material. Oil storage must be in containers approved by the Local fire and/or Health Official. No storage, excluding truck trailers and overseas containers, shall be visible above the height of the fencing.

The Site Plan Approval does not presently impose compliance with the requirements of Subsection (a)(6) as a condition of approval. The Site Plan Approval is therefore inconsistent with Zoning Ordinance Section 6975 and the Director has incorrectly concluded in the Site Plan Approval that the Proposed Project "meets the intent and specific standards and criteria prescribed in pertinent sections of the Zoning Ordinance," which is a mandatory finding required by Zoning Ordinance Section 7160(a). The addition of the exterior storage

requirements set forth in Zoning Ordinance Section 6975(a)(6) is vitally important to mitigate the foreseeable environmental impacts and non-environmental concerns raised by Montreux and hundreds of members of the public in their public comments to the County concerning the Proposed Project to date. (See Attachment "A" hereto.) Accordingly, Montreux respectfully requests that the Planning Commission add a new Condition of Approval to the Site Plan Approval under the "Ongoing" heading starting on page 32 that conditions approval of the Proposed Project upon compliance with the requirements of Zoning Ordinance Section 6975(a)(6) for the duration of the permit.

Requested Additional Condition of Approval Concerning Operating Hours.

As a Light Recycling Processing Facility, the Proposed Project is required to comply with all provisions of Zoning Ordinance Section 6975, including, in part, Subsection (a)(11), which provides that:

If the facility is located within 500 feet of the property zoned or planned for residential use, it shall not be in operation between 7:00 p.m. and 7:00 a.m. The facility shall be attended by on-site personnel during the hours the facility is open.

Figure 2-A: Recycling Facility and Surrounding Land Use Orientation to the Noise Assessment – North County Environmental Resources Recycling Center, Case No. 3500 08-015, Log No. 3910 08-0812 prepared by Ldn Consulting, Inc. for the Applicant and dated May 21, 2013, indicates that the facility proposed as part of the Proposed Project is Four Hundred Sixty Five Feet (465') from the southern property line with a residential use. (Attachment "B" hereto.) The Proposed Project is thus subject to the requirements of Zoning Ordinance Section 6975(a)(11).

The Site Plan Approval currently would allow the Applicant to operate the facility proposed as part of the Proposed Project six days a week, Monday through Saturday, from 5:00 a.m. to 7:00 p.m. as it does not presently impose compliance with the requirements of Zoning Ordinance Section 6975(a)(11) as a condition of approval. The Site Plan Approval is therefore inconsistent with Zoning Ordinance Section 6975 and the Director has incorrectly concluded in the Site Plan Approval that the Proposed Project "meets the intent and specific standards and criteria prescribed in pertinent sections of the Zoning Ordinance," which is a mandatory finding required by Zoning Ordinance Section 7160(a). The addition of the operating hours limitation set forth in Zoning Ordinance Section 6975(a)(11) is vitally important to mitigate the foreseeable environmental impacts and non-environmental concerns raised by Montreux and hundreds of members of the public in their public comments to the County concerning the Proposed Project to date. (See Attachment "A" hereto.) Accordingly, Montreux respectfully requests that the Planning Commission add a new Condition of Approval to the Site Plan Approval under the "Ongoing" heading starting on page 32 that conditions approval of the Proposed Project upon compliance with the requirements of Zoning Ordinance Section 6975(a)(11) (prohibiting operation from 7:00 p.m. to 7:00 a.m.) for the duration of the permit.



Requested Additional Condition of Approval Concerning Fire Control.

The westerly and southwesterly boundaries of the Proposed Project site abut steep slopes which are in Very High Fire Hazard Severity Zones and the Proposed Project site is in a High Fire Hazard Severity Zone. There are residential communities on the other sides of the steep slopes. In Santa Ana wind conditions, a fire originating in the Proposed Project, which is a real possibility given the combustible nature of the materials proposed to be processed onsite, would rapidly spread up the slopes and reach the residential communities with very little warning. The Fire Plan for the Proposed Project does not specifically address this foreseeable hazard for the residential communities even though the facility will handle chipping and grinding of tree trimmings and wood from construction debris, among other combustible materials. A spark generated by equipment or other source can start a fire that can quickly get out of control. The residential communities surrounding the Proposed Project site and the general public are in strong favor of stopping all operations at the Proposed Project during unfavorable wind conditions to appropriately mitigate fire risks. (See Attachment "A" hereto.) Accordingly, Montreux respectfully requests that the Planning Commission add a new Condition of Approval to the Site Plan Approval under the "Ongoing" heading starting on page 32 that conditions approval of the Proposed Project upon no onsite operations being allowed during Red Flag Warnings issued by the National Weather Service that includes the Proposed Project site.

The County Zoning Administrator Wrongly Determined that the Proposed Project was Subject to a CEQA Section 15183 Exemption.

Montreux provides an extremely detailed eighteen (18) page public comment letter concerning the CEQA Exemption. (See Attachment "A" hereto.) A broad range of fatal deficiencies potentially applying a CEQA Section 15183 exemption to the Proposed Project were identified in Montreux's public comment letter.

Thematically, the letter explained (a) the County had previously correctly determined that CEQA required the preparation of an Environmental Impact Report ("EIR") for the Proposed Project, and the Notice of Preparation of an EIR for the Proposed Project remained operative and binding and (b) substantial evidence did not support a potential Section 15183 exemption finding—since, in part, (1) that exemption could not apply to industrial projects like the Proposed Project, (2) the Proposed Project required discretionary entitlements and otherwise was not consistent with all applicable zoning requirements so it was not eligible for that exemption, (3) the Proposed Project involved peculiar, specific effects which were not analyzed in the GPU EIR as significant effects so it was not eligible for that exemption, (4) the Proposed Project would result in potentially significant off-site and cumulative impacts which were not analyzed in the GPU EIR so it was not eligible for that exemption, (5) there was substantial new information concerning the Proposed Project which resulted in more severe impacts than anticipated in the GPU EIR so it was not eligible for that exemption, (6) the Proposed Project would not undertake all feasible mitigation measures specified in the GPU FEIR so it was not eligible for that exemption, (7) the technical reports purportedly supporting that exemption were broadly outdated, incomplete, and/or are unreliable drafts, (8) the



technical reports purportedly supporting that exemption used the wrong baseline to assess the Proposed Project's potentially significant environmental impacts contrary to CEQA's requirements, and (9) the technical reports purportedly supporting that exemption broadly failed to assess the Proposed Project's potentially significant environmental impacts based upon the maximum use of the Proposed Project contrary to CEQA's requirements. The letter also addressed more specific deficiencies in the County's CEQA Guidelines Section 15183 Exemption Checklist.

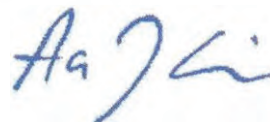
County Staff did not provide any specific response to Montreux's public comment letter and the myriad deficiencies identified therein. Instead, County Staff lumped Montreux's comments together with all other public comments and "responded" to the hundreds upon hundreds of pages of public comments in a singular sixteen (16) page document, which failed to address most of the comments made by Montreux and only superficially addressed others.

While Montreux highlighted its most important public comments through oral comments during the County Zoning Administrator's public hearing on June 25, 2020, there is no record that the County Zoning Administrator considered, let alone addressed and resolved, any of Montreux's written or oral public comments. Simply put, sweeping and substantial problems pervade the County Zoning Administrator's determination that the Proposed Project is subject to a CEQA Section 15183 exemption.

Thank you for the Planning Commission's consideration of the issues raised in this appeal. The changes to the Conditions of Approval contained in the Site Plan Approval are critically important to ensure compliance, transparency, and accountability so that the owner and permittee fulfill those Conditions and comply with the requirements of the Zoning Ordinance and the County Zoning Administrator wrongly determined that the Proposed Project was eligible for a CEQA Section 15183 exemption.

Very truly yours,

**BERDING & WEIL LLP**



Aaron J. Ehrlich  
Partner

[aehrlich@berdingweil.com](mailto:aehrlich@berdingweil.com)

Legal Counsel for Montreux Homeowners  
Association

Enclosures (Attachments "A" – "C")

4825-1999-1249, v. 2

# Attachment "A" to Appeal Application

**BERDING | WEIL**  
ATTORNEYS AT LAW

BERDING & WEIL LLP

**SAN DIEGO**

1660 Hotel Circle North  
Suite 701  
San Diego, CA 92108

858.425.3990  
858.425.3901 f

**COSTA MESA**

575 Anton Boulevard  
Suite 1080 Metro Center  
Costa Mesa, CA 92626

714.429.0600  
714.429.0699 f

**WALNUT CREEK**

2175 N. California Blvd.  
Suite 500  
Walnut Creek, CA 94596

925.838.2090  
925.820.5592 f

[WWW.BERDINGWEIL.COM](http://WWW.BERDINGWEIL.COM)

October 14, 2019

**VIA E-MAIL ONLY**

David Sibbet  
Planning Manager  
Planning and Development Services  
County of San Diego  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123  
Email: [David.Sibbet@sdcounty.ca.gov](mailto:David.Sibbet@sdcounty.ca.gov)

**Re: Notice of Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act for the Proposed North County Environmental Resources Project**

Dear Mr. Sibbet:

This letter concerns the County of San Diego's ("County") Public Disclosure Notice – Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act ("CEQA") dated September 12, 2019 ("Notice") concerning the proposed North County Environmental Resources Project ("Proposed Project"). Our office is legal counsel for the Montreux Homeowners Association ("Montreux"), a homeowners association for a residential community roughly a third (1/3) of a mile from, and at about the same elevation as, the Proposed Project's site.<sup>1</sup> Given Montreux's proximity to, and direct view of, the Proposed Project's site, Montreux and its members and residents will be materially and substantially negatively impacted by the foreseeable significant environmental impact of the Proposed Project. Montreux opposes the County's intent to find that the Proposed Project is subject to a section 15183 exemption from further environmental review for the reasons set forth herein. Substantial evidence in the record does not support the Proposed Project's eligibility for such an exemption, and consistent with the County's prior findings, CEQA requires the preparation of an Environmental Impact Report for the environmental review of the Proposed Project.

**A. The County Previously Correctly Concluded that CEQA Requires the Preparation of an Environmental Impact Report for the Proposed Project, Which Continues to be Operative**

The Proposed Project's applicant, Hilltop Group, Inc. ("Applicant"), first sought the County's approval for the Proposed Project during 2008. During 2014, the County determined

<sup>1</sup> This letter is submitted on behalf of Montreux and to protect the interests of its members and residents. This letter should not be construed as the sole public comments on the Notice and Statement of Reasons, as defined below, by Montreux's members and residents. We anticipate that many of Montreux's members and residents will separately submit written public comments about this matter.

PLEASE REPLY TO OUR SAN DIEGO OFFICE



David Sibbet  
 County of San Diego  
 October 14, 2019  
 Page 2

through an Initial Study that CEQA required the preparation of an Environmental Impact Report for the environmental review of the Proposed Project because it would have potentially significant environmental impacts in terms of aesthetics, air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and a variety of mandatory findings of significance categories. (See County's Initial Study concerning the Proposed Project dated September 11, 2014 ("Initial Study") attached as Attachment "A" hereto.) On September 11, 2014, the County issued a Notice of Preparation for Draft Environmental Impact Report concerning the Proposed Project. (See Notice of Preparation concerning the Proposed Project dated September 11, 2014 ("Notice of Preparation") attached as Attachment "B" hereto.) In response to the Notice of Preparation, the County received at least 126 pages of public comments opposed to the Proposed Project. (See Public Comments from Individuals in Response to Notice of Preparation concerning the Proposed Project attached as Attachment "C" hereto.) Contrary to the Notice of Preparation, and for reasons unknown, though suspected to be the extraordinary opposition to the Proposed Project, a Draft Environmental Impact Report does not appear to have been prepared for the Proposed Project. (See State Clearinghouse Webpage for Proposed Project attached as Attachment "D" hereto.) There is no evidence that the County ever vacated or rescinded the Notice of Preparation and thus the Notice of Preparation continues to be operative and binding, thereby requiring the County prepare an Environmental Impact Report for the environmental review of the Proposed Project. (See State Clearinghouse Webpage for Proposed Project attached as Attachment "D" hereto.)

It is unknown why the County, five years later, now radically has changed course and believes that the Proposed Project may be subject to a section 15183 exemption contrary to the Initial Study and Notice of Preparation, which again, remain operative and binding. As indicated on page 4 of the Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist concerning the Proposed Project dated September 12, 2019 ("Statement of Reasons"), the County's General Plan was last updated during 2011, years before the County's 2014 determination that the Proposed Project required the preparation of an Environmental Impact Report. Accordingly, the County previously considered and rejected a potential exemption for the Proposed Project under section 15183 during 2014 in finalizing the Initial Study and Notice of Preparation—we note that the County's FAQs – CEQA 15183 Exemption Process dated April 14, 2003 states in relevant part: "Projects submitted with an Application for an Environmental Impact Study (PDS-367) will be automatically evaluated for eligibility [for a potential section 15183 exemption] by the assigned Planning & Development Services (PDS) project manager." (See County's FAQs – CEQA 15183 Exemption Process document attached as Attachment "E" hereto.) Since the Proposed Project has not changed since 2014, and the Statement of Reasons fails to explain why the exemption is now being considered when the County previously determined the Proposed Project required the preparation of an Environmental Impact Report based upon the Initial Study and Notice of Preparation, the County would be acting arbitrarily and capriciously should it conclude the Proposed Project is subject to a section 15183 exemption.

Strangely, the Statement of Reasons does not even acknowledge the County's Initial Study or Notice of Preparation concerning the Proposed Project, each dated September 11,

David Sibbet  
 County of San Diego  
 October 14, 2019  
 Page 3

2014, or the vast public comments the County received in 2014 opposed to the Proposed Project, perhaps because the findings of those documents are contrary to the proposed findings in the Statement of Reasons. This presents a fatal deficiency with the Notice and Statement of Reasons which eliminate the County's ability to lawfully conclude the Proposed Project is subject to a section 15183 exemption.

CEQA's main objectives are to fully inform the public and decision-makers of the significant adverse environmental effects of projects and to develop ways to avoid or reduce such effects by requiring the implementation of feasible alternative and mitigation measures. (Public Resources Code ("Pub. Res. Code") §§ 21002, 21002.1(a), 21061; The Guidelines for Implementation of the California Environmental Quality Act, California Code of Regulations, Title 14, Division 6, Chapter 3 ("Guidelines") § 15362.) CEQA requires that environmental documents and all supporting documents and data be made available for public review and comment. (Pub. Res. Code § 21092(b)(1).) CEQA's mandate is required to be "interpreted in such a manner as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 563-564.) Any approving agency's action violates CEQA if it "thwarts the statutory goals" of "informed decision" and "informed public participation." (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 712.) By failing to provide an accurate and complete project history for the Proposed Project in the Notice and the Statement of Reasons, and not making the Initial Study and Notice of Preparation available to the public on the County's webpage incident to the Notice and Statement of Reasons, members of the public unfamiliar with the Proposed Project's history would have no notice or information about the County's prior findings in the Initial Study and the Notice of Preparation, thereby materially hindering and subverting informed public participation. (See, Guidelines § 21003(b) ("Documents prepared pursuant to this division be organized and written in a manner that will be meaningful and useful to decision makers and to the public."); Guidelines § 21005(a) ("The Legislature finds and declares that it is the policy of the state that ... noncompliance with substantive requirements of this division, may constitute a prejudicial abuse of discretion within the meaning of Sections 21168 and 21168.5, regardless of whether a different outcome would have resulted if the public agency had complied with those provisions."); *Save Our Peninsula Committee v. Monterey County Bd. of Supervisors* (2001) 87 Cal.App.4th 99, 128 (failure to include relevant information precluding informed public participation is a prejudicial abuse of discretion).)

Both procedurally and substantively, the County continues to be required to prepare an Environmental Impact Report for the environmental review of the Proposed Project consistent with the Initial Study and Notice of Preparation. Accordingly, the County cannot lawfully determine that the Proposed Project is subject to a section 15183 exemption.

#### B. Substantial Evidence Does Not Support a Section 15183 Exemption Finding

Even if the County could lawfully consider whether the Proposed Project is subject to a section 15183 exemption, which it cannot, the record before the County cannot support such a finding for numerous reasons.



David Sibbet  
 County of San Diego  
 October 14, 2019  
 Page 4

- i. The Proposed Project Cannot Qualify for a Section 15183 Exemption Because That Exemption is Intended to Only Apply to Residential Projects, Not Industrial Projects Like That Proposed Here

CEQA and the Guidelines make clear that a section 15183 exemption is only intended to apply to residential projects and is not intended to apply to industrial projects like that of the Proposed Project. As a result, the County's attempted use to foreclose further environmental review of the Proposed Project using a section 15183 exemption is inextricably flawed.

Section 15183 further implements the provisions of Pub. Res. Code section 21083.3. (*Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372, 388-389, fn. 7.) Both Pub. Res. Code section 21083.3 and Guidelines section 15183 discuss a proposed project's consistency with a community plan or zoning in terms of development density, which is unique to residential projects, as a prerequisite to the potential environmental review exemption. Industrial projects, like the Proposed Project, are not regulated in terms of development density, as the Statement of Reasons acknowledges on Page 4, and thus are not intended to potentially benefit from a section 15183 exemption—the Proposed Project cannot be deemed consistent with the development density for parcels zoned M54 if there is no such requirement and thus the prerequisite for a 15183 exemption does not apply here.

The foregoing is made clear elsewhere in the Guidelines. For example, section 15063, subdivision (b)(1)(C) states a lead agency's options following an initial study, including "approval of residential projects consistent with a community plan, general plan or zoning as described in section 15183." As another example, Appendix J to the Guidelines entitled "Examples of Tiering EIRs" describes section 15183 exemptions under "Special Situations/EIRS":

"Projects Consistent with Community Plan, General Plan, or Zoning (15183)

- a project which is consistent with a community plan adopted as part of a general plan or zoning ordinance or a general plan of a local agency and where there was an EIR certified for the zoning action or master plan
- the EIR for the residential project need only examine certain significant environmental effects, as outlined in section 15183." (Emphasis in original.)

In both of the above examples, the application of a section 15183 exemption is expressly limited to residential projects. Case law supports the same. In *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359, the Fourth District Court of Appeal discussed "various special situations" where "CEQA offers partial or condition exemptions which operate much like 'piggy-backing.'" (Page 1374.) The *Gentry* Court continued that "[o]ne such partial exemption applies to a residential development project that is consistent with a general plan for which an EIR has been certified" in reference to Pub. Res. Code section 21083.3 and Guidelines section 15183. (*Id.*)

Neither CEQA, the Guidelines nor case law support the application of a section 15183 exemption to an industrial project, like the Proposed Project, and instead limit the same to

David Sibbet  
 County of San Diego  
 October 14, 2019  
 Page 5

residential projects. It is therefore inappropriate for the County to consider a section 15183 exemption with respect to the Proposed Project.

- ii. The Proposed Project Cannot Qualify for a Section 15183 Exemption Because it Requires Discretionary Entitlements and Has Not Been Shown to be Consistent with the M54 Zoning Requirements Set Forth in the County's Zoning Code

The purpose of Guidelines section 15183 is to allow expedited environmental review of a proposed residential project when it complies with all local requirements so that no discretionary entitlements must be granted by the lead agency for the proposed project to be approved. Put more simply, a proposed project may benefit from a section 15183 exemption when it is considered "by-right." Here, besides not being a residential project, the Proposed Project is not a "by-right" project since, as the Statement of Reasons acknowledges on page 2, it requires a Site Plan and a Boundary Adjustment/Certificate of Compliance, both of which are discretionary entitlements—though neither the proposed Site Plan nor the proposed Boundary Adjustment/Certificate of Compliance appear to be publicly available, which presents a facial problem with the Notice and Statement of Reasons. The Proposed Project will not comply with all local requirements unless and until the County approves the foregoing discretionary actions. As a result, the Proposed Project does not facially qualify for consideration of a section 15183 exemption.

The Statement of Reasons fails to analyze the foregoing, making it deficient. Moreover, the Statement of Reasons speciously concludes on pages 4 and 5 that the Proposed Project would be consistent with existing zoning, community plan or general plan use requirements because the Proposed Project's "proposed uses are classified as a Recycling Processing Facility, Heavy" which is permitted within the General Impact Industrial (M54) zone. However, section 2542 of the County's Zoning Code does not specify that "Recycling Processing Facility, Heavy" is a use type absolutely permitted in the M54 zone. Instead, section 2543 of the County's Zoning Code provides that "Recycling Processing Facility, Light or Heavy '3'" is "subject to limitations" set forth in section 2980, which in turn, provides in relevant part that "Recycling Processing Facilities shall comply with the applicable provisions of Section 6975." The County Zoning Code section 6975 requires a series of 16 conditions to be fulfilled for a "Recycling Processing Facility, Heavy" to be a permitted use in the M54 zone. The Statement of Reasons fails to analyze whether the Proposed Project would comply with each and every one of section 6975's 16 conditions and thus there is not substantial evidence to support the Statement of Reason's conclusion that the Proposed Project's density and use would be consistent with all local requirements.

Similarly, the Statement of Reasons summarily concludes that the Proposed Project is "consistent with the General Impact Industrial Zoning Designation as well as the High Impact Industrial Land Use Designation of the General Plan and the certified GPU FEIR." The Statement of Reasons fails to analyze the Proposed Project's characteristics for conformity with the General Plan's High Impact Industrial Land Use Designation whatsoever as there is no mention or discussion of the same, just as there is no mention or discussion whatsoever of the certified



David Sibbet  
County of San Diego  
October 14, 2019  
Page 6

GPU FEIR's provisions concerning either General Impact Industrial Zoning Designation or the High Impact Industrial Land Use Designation in the Statement of Reasons, and thus there again is not substantial evidence to support the Statement of Reason's conclusion that the Proposed Project's density and use would be consistent with all local requirements.

iii. The Proposed Project Cannot Qualify for a Section 15183 Exemption Because the Proposed Project will Result in Peculiar, Specific Effects Which Were Not Analyzed in the GPU EIR as Significant Effects

A proposed project is not subject to a section 15183 exemption when it will result in specific effects peculiar to that project which were not analyzed in the underlying General Plan Environmental Impact Report as significant effects. The Statement of Reasons concludes on page 5, based upon the technical reports paid for and supplied by the Applicant, that the Proposed Project would only have significant impacts in terms of biological resources, which allegedly "can be mitigated with measures that are consistent with those identified in the GPU FEIR and have been made conditions of approval in the project decision documents." This conclusion is problematic and flawed for numerous reasons.

The Proposed Project, and its effects, is peculiar by nature. The site of the Proposed Project is surrounded by residential and low-intensity commercial uses, atypical of a heavy impact industrial operation like that of the Proposed Project. There does not appear to be other industrially zoned parcels in the vicinity of the Proposed Project's site. The Proposed Project seeks to operate from 5:00 a.m. to 7:00 p.m., six days a week from Monday through Saturday, inconsistent with and incredibly more intensive and disrupting than the residential and commercial uses around the Proposed Project's site. The Proposed Project would be permitted to process up to 174 tons of wood and construction debris and concrete, asphalt, and inert material from demolition projects every day of its operation, again inconsistent with and vastly more intensive and disruptive than the residential and commercial uses around the Proposed Project's site. To construct the Proposed Project, the Applicant will need to cut and fill hundreds of thousands of cubic yards of soil, partially through prolonged use of explosives to destroy the scenic vista which exists on a portion of the Proposed Project's site, again wholly unlike and substantially more intensive and disruptive than the residential and commercial uses around the Proposed Project's site. The foregoing is but a small sample of how the Proposed Project is fundamentally inconsistent and incompatible with the surrounding uses, thereby causing the foreseeable environmental impacts of the Proposed Project to be peculiar and inconsistent with the effects analyzed in the GPU FEIR.

The County has neither properly analyzed nor considered the peculiar impacts of the Proposed Project in the Statement of Reasons as the technical reports relied upon are generally outdated, incomplete, and/or are unreliable drafts which do not analyze either the required baseline or maximum use for evaluating the Proposed Project's environmental impact as more specifically set forth below. Moreover, the County has neither properly analyzed nor considered how the Proposed Project's peculiar impacts were or were not previously analyzed as being significant in the GPU FEIR since the Statement of Reasons inappropriately limits its discussion to the Proposed Project's biological resource environmental

David Sibbet  
 County of San Diego  
 October 14, 2019  
 Page 7

impacts, while ignoring all the Proposed Project's other foreseeably significant environmental impacts.

iv. The Proposed Project Cannot Qualify for a Section 15183 Exemption Because the Proposed Project will Result in Potentially Significant Off-Site and/or Cumulative Impacts Which Were Not Evaluated in the GPU FEIR

A proposed project is not subject to a section 15183 exemption when it will result in potentially significant off-site and/or cumulative impacts which were not previously evaluated in the underlying General Plan Environmental Impact Report. The Statement of Reasons concludes on page 5 that the Proposed Project "is consistent with the use characteristics and limitations of the development considered by the GPU EIR through the application of a Site Plan" and, based upon the technical reports paid for and supplied by the Applicant, that both "[t]he GPU EIR Considered the incremental impacts of the proposed project" and "no potentially significant offsite or cumulative impacts [of the Proposed Project] have been identified which were not previously identified [in the GPU FEIR]." These findings are also mistaken for similar reasons. As discussed above, the Proposed Project is not consistent with the use characteristics and limitations for the development of parcels zoned M54 as analyzed in the GPU FEIR, or at a minimum, the record does not contain substantial evidence to support a finding that the Proposed Project would be consistent with the applicable limitations placed on the development of parcels zoned M54. The County has also neither properly analyzed nor considered the potentially significant off-site and/or cumulative impacts of the Proposed Project in the Statement of Reasons as the technical reports relied upon are generally outdated, incomplete, and/or are unreliable drafts which do not analyze either the required baseline or maximum use for evaluating the Proposed Project's environmental impact as more specifically set forth below. Moreover, the County has neither properly analyzed nor considered how the Proposed Project's potentially significant environmental impacts were or were not considered in the GPU FEIR since the Statement of Reasons inappropriately limits its discussion to the Proposed Project's biological resource environmental impacts, while ignoring all of the Proposed Project's other foreseeably significant environmental impacts.

v. The Proposed Project Cannot Qualify for a Section 15183 Exemption Because There is Substantial New Information Which Results in More Severe Impacts Than Anticipated in the GPU FEIR

A proposed project is not subject to a section 15183 exemption when there is substantial new information with respect to the proposed project such that it will result in more severe impacts than anticipated in the underlying General Plan Environmental Impact Report. The Statement of Reasons concludes on page 5, based upon the technical reports paid for and supplied by the Applicant, that there is not such substantial new information and that "[a]ll project potential impacts have been mitigated to less than significant levels." These findings are again mistaken for similar reasons. The County has neither properly analyzed nor considered the potentially significant impacts of the Proposed Project in the Statement of Reasons as the technical reports relied upon are generally outdated, incomplete, and/or are unreliable drafts which do not analyze either the required baseline or maximum use for



evaluating the Proposed Project's environmental impact as more specifically set forth below. Moreover, the County has neither properly analyzed nor considered how the severity of the Proposed Project's potentially significant environmental impacts were or were not anticipated in the GPU FEIR since the Statement of Reasons inappropriately limits its discussion to the Proposed Project's biological resource environmental impacts, while ignoring all of the Proposed Project's other foreseeably significant environmental impacts.

vi. The Proposed Project Cannot Qualify for a Section 15183 Exemption Because it Will Not Undertake All Feasible Mitigation Measures Specified in the GPU FEIR

A proposed project is not subject to a section 15183 exemption when the lead agency has not required the applicant to take all feasible mitigation measures specified in the underlying General Plan Environmental Impact Report. The Statement of Reasons concludes on page 5, based upon the technical reports paid for and supplied by the Applicant, that the Proposed Project "will undertake feasible mitigation measures specified in the GPU EIR." Yet again, this finding is flawed for the similar reasons. The County has neither properly analyzed nor considered the potentially significant impacts of the Proposed Project in the Statement of Reasons as the technical reports relied upon are generally outdated, incomplete, and/or are unreliable drafts which do not analyze either the required baseline or maximum use for evaluating the Proposed Project's environmental impact as more specifically set forth below. As a result, the County cannot find that it is requiring the Applicant to undertake all feasible mitigation measures since those measures have yet to be properly identified. Moreover, the County has neither properly analyzed nor considered the proper scope of mitigation measures concerning the Proposed Project's potentially significant environmental impacts based upon the GPU FEIR since the Statement of Reasons inappropriately limits its discussion to the Proposed Project's biological resource environmental impacts, while ignoring all of the Proposed Project's other foreseeably significant environmental impacts.

vii. The Technical Reports Purportedly Supporting a Section 15183 Exemption Finding are Generally Outdated, Incomplete, and/or Unreliable Drafts

A variety of technical reports are posted on the County's website for the Proposed Project which purportedly support the proposed findings contained in the Statement of Reasons. Those technical reports are largely fatally flawed and cannot be relied upon as they are years old, and thus do not reflect existing conditions contrary to CEQA's baseline assessment requirement, and many of which are unsigned, draft or preliminary reports, and thus are inherently unreliable. The County's website for the Proposed Project contain the following technical reports:

Report Name Listed on County Website	Name of Report in Document	Report Preparer	Report Date	Report Status (Draft, Final, Not Stated)
Acoustical Analysis	North County Environmental Resources	Dudek	May 21, 2019	Final, though purports to "augment" the



David Sibbet  
 County of San Diego  
 October 14, 2019  
 Page 9

	Recycling Facility Access Road-Supplementary Noise Technical Analysis			draft, unsigned, and uncertified Noise Assessment report from Ldn Consulting, Inc. dated May 21, 2013
Air Quality and Greenhouse Gas Memorandum	North County Environmental Resources Recycling Project Air Quality and Greenhouse Gas Emissions Assessment	Dudek	June 3, 2019	Final
Analysis of California Gnatcatcher Movement	Analysis of California Gnatcatcher Movement through the North County Environmental Resources (NCER) Recycling Facility Project Site	Dudek	December 8, 2017	Unknown due to being unsigned
Biological Assessment Report	Biological Assessment Report	Blue Consulting Group	December 14, 2012; Revised March 10, 2013	Final
Fire Protection Plan	Fire Protection Plan-Short Form for Saje Complex	Gary Larson	December 11, 2012	Final
Geotechnical Investigation Analysis	Geotechnical Investigation – Proposed Saje Complex	West Coast Geotechnical Consultants, Inc.	November 1, 2012	Final
Geotechnical Report Addendum	Addendum No. 3 to our Report of Geotechnical Investigation dated November 1, 2012	West Coast Geotechnical Consultants, Inc.	June 19, 2019	Final
Hazardous Materials Load Check/Materials	NCER Hazardous Materials Program	Unknown	Unknown	Unknown

David Sibbet  
County of San Diego  
October 14, 2019  
Page 10

Program				
Negative Cultural Resources Survey Report	Negative Cultural Resources Survey Report – The Mesa Rock Nursery Project	Brian Smith	August 14, 2008; Revised June 1, 2009	Unsigned draft
Negative Cultural Resources Survey Report	Negative Cultural Resources Survey Report for the North County Environmental Resources (NCER) Recycling Facility	Dudek	February 16, 2017	Final
Preliminary Hydrology Study	Priority Project – Preliminary Hydrology Study for North County Environmental Resources	Excel Engineering	December 31, 2012; Revised August 5, 2019	Preliminary report
Priority Development Project (PDP) Stormwater Quality Management Plan	Stormwater Quality Management Plan (SWQMP) for Priority Development Projects (PDPs)	Excel Engineering	August 29, 2019	Final
Traffic Assessment	Preliminary Traffic Assessment	RBF	May 6, 2013	Preliminary, unsigned report
Vector Management Plan	North County Environmental Resources – IPM Plan	Unknown	August 21, 2014	Unknown
Vegetation Map and Impacts Updated Memorandum	North County Environmental Resources – Vegetation Mapping and Impacts Update	Dudek	September 4, 2019	Unknown due to being unsigned
Visual Impact Report	Visual Resources Impact Report for Hilltop Group	TRS Consultants	December 2014	Final

As set forth in the above table, numerous critical technical reports allegedly supporting the County's finding that the Proposed Project's potential environmental impacts will not be

David Sibbet  
 County of San Diego  
 October 14, 2019  
 Page 11

significant or can be mitigated to a less than significant level are five or more years old as they were assuredly prepared in response to the Notice of Preparation. Only a small number of reports have been updated since then. Moreover, likely because no Draft Environmental Impact Report was prepared for the Proposed Project following the Notice of Preparation, many of the reports are not final, and instead, are expressly drafts or preliminary in nature and/or unsigned. The County cannot reasonably rely upon outdated reports which no longer reflect the existing conditions and it cannot rely upon draft or preliminary, unsigned reports which were clearly not intended to be final reports containing accurate, verified work product of the consultants. Yet that is precisely what the County does in the Statement of Reasons, thereby failing to provide substantial evidence in the record to support its conclusions therein.

Similarly concerning, the County fails to state in the Statement of Reasons that any of the technical reports it relies upon for the conclusions were independently verified or subject to peer review. As the lead agency, it is the responsibility of the County to oversee the environmental review process of a proposed project and ensure that independent, objective environmental assessments are performed. When relying upon the work product of others, lead agencies must conduct their own review and analysis and ensure that the environmental documents reflect the lead agency's independent judgment. (See, e.g., Guidelines § 15084.) Having relied exclusively upon the technical reports paid for and supplied by the Applicant, without any indication that those reports have been verified and reflect the County's independent judgment, the County has failed to fulfill its requisite obligations under CEQA.

viii. The Technical Reports Purportedly Supporting a Section 15183 Exemption Finding Generally Utilize the Wrong Baseline for Assessing the Proposed Project's Potentially Significant Environmental Impacts Contrary to CEQA's Requirements

Guidelines section 15125, subdivision (a) establishes the baseline for environmental impact assessments in environmental impact reports, in relevant part, as follows:

"(a) An EIR must include a description of the physical environmental conditions in the vicinity of the project. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. The description of the environmental setting shall be no longer than is necessary to provide an understanding of the significant effects of the proposed project and its alternatives. The purpose of this requirement is to give the public and decision makers the most accurate and understandable picture practically possible of the project's likely near-term and long-term impacts.

(1) Generally, the lead agency should describe physical environmental conditions as they exist at the time of the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective."



David Sibbet  
 County of San Diego  
 October 14, 2019  
 Page 12

While the foregoing applies to environmental impact reports, the same fundamental public policy applies to a section 15183 exemption analysis that a proposed project's potential environmental impacts must be assessed using contemporaneous conditions as the assessment's baseline—this is consistent with the required "examination of environmental effects" under Guidelines section 15183, subdivision (b) and required analysis of "potentially significant offsite or cumulative impacts" under Guidelines section 15183, subdivision (j). The failure to use contemporaneous conditions results in an inherently unreliable environmental review contrary to CEQA's requirements by misleading the decision makers and public as to a proposed project's foreseeable environmental impacts.

Here, the technical studies, paid for and supplied by the Applicant, which the County relies upon in the Statement of Reasons to assess the Proposed Project's foreseeable environmental impacts are as much as ten years old. Many of the critical technical studies are about five years old. While a minority of the technical studies have been updated, a majority are simply too old to be reliable and compliant with CEQA's requirements since they do not appropriately reflect the current environmental setting of the Proposed Project's site due to conducting assessments using a baseline many years old, thereby yielding unreliable conclusions both as to the Proposed Project's foreseeable environmental impacts itself and the cumulative impacts with the Proposed Project since projects approved and/or anticipated after the outdated reports were prepared have not been analyzed. Montreux and its members and residents are particularly concerned with the aesthetic and traffic impacts of the Proposed Project; however, the Statement of Reasons fails to adequately analyze the foreseeable environmental impacts of the Proposed Project, and cumulative impacts, concerning aesthetics and traffic because the visual impact report dates to December 2014 and the "preliminary" traffic assessment report dates to May 2013, thereby necessarily not analyzing the Proposed Project's impacts based upon contemporaneous conditions, yielding an outdated and unreliable analysis. (See, *Communities for a Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310 (rejecting use of baseline not reflective of actual existing conditions).)

ix. The Technical Reports Purportedly Supporting a Section 15183 Exemption Findings Generally Fail to Assess the Proposed Project's Potentially Significant Environmental Impacts Based Upon the Maximum Use of the Proposed Project Contrary to CEQA's Requirements

A lead agency's analysis of a proposed project's foreseeable environmental impacts must be based upon its maximum permitted use. (*Burbank-Glendale-Pasadena Airport Authority v. Hensler* (1991) 233 Cal.App.3d 577, 592-593 ("A narrow view of a project could result in the fallacy of division, that is, overlooking its cumulative impact by separately focusing on isolated parts of the whole."); *National Resources Defense Council v. City of Los Angeles* (2002) 103 Cal.App.4th 268 (The environmental review process mandated by CEQA was "intended to provide the fullest information reasonably available on which the decision-makers and the public can rely in determining whether to start a project.").) The failure to assess environmental impacts on full use speciously minimizes a proposed project's impacts

David Sibbet  
 County of San Diego  
 October 14, 2019  
 Page 13

and fails to provide the decision makers and the public the fullest information reasonably available, thereby violating CEQA's mandates.

Here, there are a plethora of examples in the technical reports, paid for and supplied by the Applicant, relied upon by the County in the Statement of Reasons where the consultants failed to assess the Proposed Project's environmental impacts based on full use and instead, based their assessment upon the Applicant's purported intended use. This is incredibly problematic and renders the technical reports unreliable and deficient by purposefully manipulating and minimizing the Proposed Project's environmental impacts. The Applicant's purported intended use is irrelevant for CEQA purposes, as the Applicant will be lawfully entitled to operate the Proposed Project to the maximum permitted use.

Examples of the foregoing include:

- Dudek's Acoustical Analysis dated May 21, 2019 at page 7 indicates that: "Operational components of the proposed project would include the equipment listed in Table 1, including a wheeled loader, dump truck, tub grinder, trammel screen and a crusher." Yet on page 2 of the same report, it states that: "Based upon information provided by the applicant, a maximum of two (2) pieces of equipment are anticipated to be operational at any one time (i.e., during any one hour). In order to assess the worst-case noise levels, the two pieces of equipment with the highest continual noise levels which would operate simultaneously (the wheeled loader and the C&D Crusher) were used." The noise analysis needed to be based upon the simultaneous use of all operational components, thereby constituting the maximum permitted use, instead of the Applicant's representation to Dudek that is "anticipates" only using two pieces simultaneously. The noise analysis is therefore incomplete, flawed, and contrary to CEQA's mandates.

- Dudek's Acoustical Analysis dated May 21, 2019 at pages 5 – 6: "Potential sources of large amounts of noise generated from this access road [to the Proposed Project's site] would be typically limited to dump trucks during normal operation. The proposed project would be limited to two export truck trips. Due to such a low volume of heavy truck trips per day, along with the intervening topography and distance to nearest noise sensitive land uses, noise generated from heavy trucks along the access road would also be at or below the County's Noise Ordinance criteria at the nearest property lines." Per the Statement of Reasons on page 2, two truckloads of export materials would equal roughly 48 tons per day of finished product. However, the Statement of Reasons on page 2 also states that the Proposed Project would be lawfully permitted to export up to 174 tons of finished product per day. If a truckload can export 24 tons of finished product, there would be eight truckloads per day leaving the Proposed Project site at maximum permitted use. The noise analysis needed to be based upon eight truckloads of export per day, thereby constituting full use, instead of the Applicant's representation to Dudek that it "anticipates" only exporting 48 tons of finished product per day. Again, the noise analysis is therefore incomplete, flawed, and contrary to CEQA's mandates.



David Sibbet  
County of San Diego  
October 14, 2019  
Page 14

- Dudek's Air Quality and Greenhouse Gas Memorandum dated June 3, 2019 bases its assessment upon the Applicant's "anticipated" use of the Proposed Project instead of the maximum permitted use. The discussion of "Mobile Sources" on page 14 contains a reduced number of import and export truckloads based on "anticipated" instead of full use similar to that discussed above with Dudek's Acoustical Analysis dated May 21, 2019 and thus analyzes the Proposed Project's air quality and greenhouse gas impacts on an artificially reduced operational basis. The air quality and greenhouse gas analysis is therefore incomplete, flawed, and contrary to CEQA's mandates.

- RBF's "Preliminary Traffic Assessment" dated May 6, 2013 also bases its analysis upon the Applicant's "anticipated" use of the Proposed Project instead of the maximum permitted use. The discussion of "Site Function" on page 1 states that: "Inbound green and construction/demolition waste trucks will fluctuate between 6 and 8 trucks per day. Export trucks will range 1 to 2 trucks per day and will transport recycle materials off site." RBF then used the vastly reduced import and export truckloads to assess the traffic impacts of the Proposed Project. Based upon the calculations provided in the discussion above on Dudek's Acoustical Analysis dated May 21, 2019, RBF should have used a basis of eight export truckloads per day. Further, if the ratio of import to export trucks ranges from 4/1 to 6/1, based on RBF's foregoing calculation, then it should have used a basis of between 32 to 48 import truckloads per day. Since RBF has based its traffic analysis on a vastly reduced number of truckload trips due to "anticipated" use instead of full use, that analysis is also incomplete, flawed, and contrary to CEQA's mandates.

C. Further Comments Concerning the County's CEQA Guidelines Section 15183 Exemption Checklist Contained in the Statement of Reasons

Montreux provides the following additional public comments concerning the County's discussion in the CEQA Guidelines Section 15183 Exemption Checklist, which augment the comments made above:

Page(s)	Section(s)	Comment
8 - 9	1(a), 1(b), & 1(c)	The discussion of these items fails to account for and analyze aesthetic impacts of the Proposed Project on local residents, including the members and residents of Montreux, and are therefore inaccurate and incomplete. The discussion of these items fails to account for and analyze aesthetic impacts of the Proposed Project based upon the potential destruction of the scenic vista on the Proposed Project site (referred to as "Bear Rock") and are thus inaccurate and incomplete. The discussion of these items references a "Memorandum concerning the Visual Impact Analysis for the NCER Project, by Dudek, dated December 22, 2017," though that report has not been made publicly available and thus cannot be relied upon, causing the discussions to be inaccurate and incomplete. (Printout of County's website concerning this matter attached as Attachment "F" hereto.) The discussion of these items



		fails to consider and analyze how the Proposed Project's aesthetic impacts compare to the impacts evaluated by the GPU FEIR. The discussion of these items relies upon the "Visual Resources Impact Report for Hilltop Group, by TRS Consultants, dated December 2014," which as discussed above is outdated and inaccurate.
9	1(d)	The discussion of this item fails to cite to any evidence to support the finding and thus cannot be supported. The discussion of this item fails to account for and analyze lighting impacts of the Proposed Project on local residents, including the members and residents of Montreux, and is therefore inaccurate and incomplete.
9	Section 1 Conclusion	Given the deficiencies discussed above this finding is not supported by substantial evidence.
9 – 10	2(a), 2(b), 2(c), 2(d), & 2(e)	The discussion of these items fails to consider and analyze how the Proposed Project's agricultural and forestry resources impacts compare to the impacts evaluated by the GPU FEIR.
10	Section 2 Conclusion	Given the deficiency discussed above this finding is not supported by substantial evidence.
11 - 12	3(a), 3(b), 3(c), 3(d), & 3(e)	The discussion of these items relies upon the "Air Quality and Greenhouse Gas Emissions Assessment prepared by Dudek, dated June 3, 2019," which as discussed above is inaccurate and unreliable since it fails to assess air quality and greenhouse gas emissions impacts based upon the Proposed Project's full use. The discussion of these items fails to consider and analyze how the Proposed Project's air quality and greenhouse gas emissions impacts compare to the impacts evaluated by the GPU FEIR.
12	Section 3 Conclusion	Given the deficiencies discussed above this finding is not supported by substantial evidence.
13 – 14	4(a), 4(b), 4(d), & 4(e)	The discussion of these items relies upon the "Biological Assessment Report prepared by BLUE Consulting, dated March 10, 2013," which as discussed above is outdated and inaccurate. The discussion of these items claim that impacts will be mitigated; however, the mitigation measures are not specified and are not set forth in any conditions of approval, thereby making the alleged mitigation illusory. The discussion of these items fails to consider and analyze how the Proposed Project's biological resources impacts compare to the impacts evaluated by the GPU FEIR.
14	Section 4 Conclusion	Given the deficiencies discussed above this finding is not supported by substantial evidence.
19	7(a) & 7(b)	The discussion of these items relies upon the "Air Quality and Greenhouse Gas Emissions Assessment prepared by Dudek, dated June 3, 2019," which as discussed above is inaccurate and unreliable since it fails to assess air quality and greenhouse gas emissions impacts based upon the Proposed Project's full use. The discussion of these items fails to consider and analyze how the

		Proposed Project's air quality and greenhouse gas emissions impacts compare to the impacts evaluated by the GPU FEIR.
19	Section 7 Conclusion	Given the deficiencies discussed above this finding is not supported by substantial evidence.
20 – 21	8(a)	The discussion of this item relies upon the "Hazardous Materials Load Check/Materials Program," which as discussed above is undated, unsigned, and unverified and thus unreliable. The discussion of this item claims that hazardous waste impacts will be avoided through the Hazardous Materials Load Check/Materials Program; however, that program is not set forth in any conditions of approval, thereby making it illusory. The discussion of this item fails to consider and analyze how the Proposed Project's hazardous waste impacts compare to the impacts evaluated by the GPU FEIR.
22	8(g)	The discussion of this item relies upon the "Fire Protection Plan-Short Form dated November 27, 2012," which as discussed above is outdated and inaccurate. The discussion of this item fails to consider and analyze how the Proposed Project's wildland fires impacts compare to the impacts evaluated by the GPU FEIR.
22	8(h)	The discussion of this item claims that stormwater runoff impacts will be mitigated; however, those requirements are not set forth in any mitigation measures or any conditions of approval, thereby making it illusory. The discussion of this item fails to consider and analyze how the Proposed Project's stormwater runoff impacts compare to the impacts evaluated by the GPU FEIR.
23	Section 8 Conclusion	Given the deficiencies discussed above this finding is not supported by substantial evidence.
24 – 25	9(a), 9(b), 9(c), 9(e), 9(f), & 9(h)	The discussion of these items claims that waste and pollutant discharge, water quality, and drainage pattern impacts will be mitigated; however, those requirements are not set forth in any mitigation measures or any conditions of approval, thereby making it illusory. The discussion of these items fails to consider and analyze how the Proposed Project's waste and pollutant discharge, water quality, and drainage patterns impacts compare to the impacts evaluated by the GPU FEIR.
25	Section 9 Conclusion	Given the deficiencies discussed above this finding is not supported by substantial evidence.
26	10(b)	As discussed in Section B(ii) above, the Proposed Project has not been shown to be consistent with the M54 zoning requirements set forth in the County's Zoning Code. The discussion of this item baldly asserts that the Proposed Project complies with the County's Zoning Code requirements; however, it fails to analyze such compliance and fails to cite to any evidence to support compliance and therefore is deficient. The discussion of this item fails to consider and analyze how the Proposed Project's conflict with applicable land



		use regulations impacts compare to the impacts evaluated by the GPU FEIR.
26	Section 10 Conclusion	Given the deficiencies discussed above this finding is not supported by substantial evidence.
27 – 29	12(a), 12(b), 12(c), & 12(d).	The discussion of these items relies upon the "Noise Analysis prepared by LDN Consulting dated May 21, 2013 and the Supplemental Noise Report by Dudek dated May 21, 2019," which as discussed above, the former is outdated and unreliable, and the latter is inaccurate and unreliable since it fails to assess noise impacts based upon the Proposed Project's full use. The discussion of these items fails to consider and analyze how the Proposed Project's noise impacts compare to the impacts evaluated by the GPU FEIR.
30	Section 12 Conclusion	Given the deficiencies discussed above this finding is not supported by substantial evidence.
32	16(a), 16(b), & 16(d)	The discussion of these items relies upon the "Preliminary Traffic Assessment [] prepared by RBF [dated] May 6, 2013," which as discussed above is outdated and inaccurate, and unreliable since it fails to assess traffic impacts based upon the Proposed Project's full use. The discussion of these items fails to consider and analyze how the Proposed Project's traffic impacts compare to the impacts evaluated by the GPU FEIR.
33	16(e)	The discussion of this item relies upon the "Fire Protection Plan-Short Form dated November 27, 2012," which as discussed above is outdated and inaccurate. The discussion of this item fails to consider and analyze how the Proposed Project's adequate emergency fire access impacts compare to the impacts evaluated by the GPU FEIR.
33	Section 16 Conclusion	Given the deficiencies discussed above this finding is not supported by substantial evidence.
36 – 37	Appendix A	The County relies upon outdated, inaccurate, and unreliable technical studies as discussed above. The County relies upon a variety of technical studies which have not been made publicly available and thus cannot be relied upon, including: <ul style="list-style-type: none"> <li>• "Memorandum concerning the Visual Impact Analysis for the NCER Project, by Dudek, dated December 22, 2017";</li> <li>• "North County Environmental Resources – Vegetation Mapping Update, Dudek, August 27, 2019";</li> <li>• "Tribal Outreach Summary for the North County Environmental Resources (NCER) Recycling Facility Project, Dudek, January 3, 2019";</li> <li>• "Hazardous Materials Review of North County Environmental Resources (NCER) Recycling Facility Project, Memorandum from Nicolas Gustafson, August 26, 2019";</li> </ul>



David Sibbet  
County of San Diego  
October 14, 2019  
Page 18

		<ul style="list-style-type: none"><li>• "Hazardous Load Check/Materials Program, received 10/15/2018, based on Integrated Waste Management Board Publication #232-06-00505/07"; and</li><li>• "Integrated Pest Management Report, received 10/15/2018, (Draft provided by the IPM Institute)". (Printout of County's website concerning this matter attached as Attachment "F" hereto.)</li></ul>
--	--	---

Thank you for the County's anticipated consideration of the issues raised in this public comment letter. Given the myriad material deficiencies with the Notice and Statement of Reasons as set forth in this letter, Montreux respectfully requests that the County not find that the Proposed Project is subject to a section 15183 exemption and instead, require that an Environmental Impact Report for the Proposed Project be completed consistent with the County's prior binding conclusions in the Initial Study and Notice of Preparation. Please provide the undersigned a copy of all prospective public notices and decisions concerning the Proposed Project.

Very truly yours,

**BERDING & WEIL LLP**



Aaron J. Ehrlich  
Partner  
aehrich@berdingweil.com

Enclosures (Attachments "A" – "F")

Attachment "A"



# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**DARREN GRETHER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

September 11, 2014

## CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Number(s); Environmental Log Number:

North County Environmental Resources (NCER) Recycling Facility; PDS2008-3500-08-015; PDS2013-BC-13-0019; Environmental Review Number PDS2008-3910-08-08-012

2. Lead agency name and address:

County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123-1239

- a. Contact Beth Ehsan, Project Manager  
b. Phone number: (858) 694-3103  
c. E-mail: [Beth.Ehsan@sdcounty.ca.gov](mailto:Beth.Ehsan@sdcounty.ca.gov)

3. Project location:

25568 Mesa Rock Road in the North County Metropolitan Subregional Plan Area (Twin Oaks Sponsor Group Area), within unincorporated San Diego County  
Thomas Guide Coordinates: Page 1109, Grid 3/E

4. Project applicant name and address:

Arie DeJong, Hilltop Group Inc  
807 E Mission Rd  
San Marcos, CA 92069



5. General Plan
 

Community Plan:	North County Metropolitan Subregional Plan
Land Use Designation:	High Impact Industrial (I-3)
Density:	N/A
Floor Area Ratio (FAR)	N/A
  
6. Zoning
 

Use Regulation:	M54
Minimum Lot Size:	N/A
Special Area Regulation:	B (review by the I-15 Design Review Board)
  
7. Description of project:

The project is a recycling facility for tree waste chipping and grinding; wood and construction debris ("C&D wood"); and concrete, asphalt and inert demolition debris (CDI) in the northern unincorporated area of San Diego County within the North County Metropolitan Subregional Plan Area.

The project site is located at 25568 Mesa Rock Road immediately west of I-15, north of State Route 78 (SR-78). Regional access is provided by I-15 and local access to the site is provided by a private easement road via Mesa Rock Road. The project site encompasses six commonly owned separate parcels of real property identified as San Diego County Assessor Parcel Numbers (APNs) 187-100-23, 187-100-31, 187-100-33, 187-100-35, 187-100-37, and 187-100-38. A boundary adjustment is proposed between APNs 187-100-35 and 187-100-37. Combined, the project site totals 139.5 gross acres (135.6 net acres). The proposed NCER Recycling Facility would be constructed on the 35.5-acre parcel in the southeast corner of the site.

In the late 1960's and early 1970's California Department of Transportation (Caltrans) initiated and completed the construction of I-15 utilizing a portion of the project site as a "borrow pit" during construction of I-15. These excavated areas are located in two locations; the primary location is located in the southeastern portion of the project site adjacent to the west side of I-15, and a smaller area is located just west of the center of the property. Topographically, the site is in an easterly valley surrounded on the north, west, and south by steep slopes between 100 to 500 feet above the proposed site pad elevation. The site is approximately 80 feet above the elevation of I-15 to the east. Due to its isolated location, the site has been subjected to unauthorized dumping, vagrant camps, and other illegal activity. The current owners, which include the applicant, cleaned up the property and secured the perimeter.

#### Project Objectives

Twenty to thirty percent of the waste that goes to landfills in San Diego County is construction and demolition debris. This amounts to approximately 100,000 tons annually for the unincorporated areas of the County and approximately 700,000 tons countywide (County of San Diego 2014). Reusing and recycling CDI debris reduces landfill solid waste disposal and contributes to compliance with the California Integrated Waste Management Act (CIWMA) of 1989. Title 6, Division 8, of the San Diego County

Code of Regulatory Ordinances was amended in 2007 to establish the Construction and Demolition Materials Diversion Program in the unincorporated area of the County. The County program is intended to increase diversion of construction and demolition materials from landfills, conserve landfill capacity, extend the useful life of local landfills, and to aid in compliance with the State's IWMA waste diversion requirements (County of San Diego 2007). The objectives for the proposed NCER Recycling Facility project are as follows:

- Increase recycling activity and reduce landfill use in the waste management stream of San Diego County.
- Localize production of reusable and recycled building materials for use in local or regional residential, commercial, and industrial construction projects.
- Re-use local resources to foster local economic development.
- Support and advance key policies of the County General Plan associated with diverting solid waste from landfills, encouraging recycling, and reducing greenhouse gas emissions (compliance with AB32).
- Contribute to a reduction in waste hauler emissions by reducing truck trips to landfills.

#### Project Components

The proposed NCER Recycling Facility would engage in three forms of recycling: (1) chipping and grinding of trees and logs; (2) the recycling of wood and construction debris (C&D wood); and (3) the recycling of concrete, asphalt, and inert material from demolition projects (CDI debris). The NCER Recycling Facility will not engage in composting, or accept solid waste. Only pre-sorted, non-contaminated wood and construction debris would be accepted for processing. The proposed project consists of a 12,000-square foot steel building, 100,000 gallon water tank, a security, and truck scales. The recycling facility would be built on the 35.5 acre parcel in the southeast portion of the site. The facility would operate six days a week, Monday through Saturday, from 5:00 AM to 7:00 PM.

The proposed project would also establish an open space easement onsite, protecting 44.1 acres of natural habitat. The open space easement will serve to visually separate the project site from "Bear Rock," a local landmark.

#### Timeline of Processing Materials

A typical load of incoming material would enter the facility and stop on the inbound truck scale. The driver would be required to provide proper documentation of the load materials location, source, generator, and hauler. The load would then be weighed, inspected and documented by a trained receiving employee, and relocated to the receiving area where product would be unloaded into a receiving container. Raw material would be held in storage in order to collect a sufficient amount of source material to supply the processing equipment. When sufficient input debris is available, the process equipment would then begin processing the materials and placing finished product in either onsite storage containers, or transport containers. Per CCR Title 14 (14CCR), CDI debris would have to be processed within 15 days of receipt.



### Tonnage of Materials

As proposed, the NCER facility would likely be categorized as a Medium Volume CDI facility, regulated by 14CCR, Division 7, Chapter 3.0, Article 5.9 Section 17383.5. A separate permit would be required for the proposed tree waste processing: Compostable Materials Chipping and Grinding permit or the equivalent permit at the time of opening. NCER is anticipated to ship approximately 48 tons per day (15,000 net tons annually) of finished product. The daily maximum combined tonnage of C&D wood debris and/or CDI debris allowed under 14CCR Section 17381(t) for Medium Volume CDI facilities is 174 tons. Storage volumes vary from process and output volumes due to the maximization of process equipment. For example: if the facility receives one load per day of CDI raw materials and the process equipment needs four loads to operate, then on the fourth day four loads would be processed at once; even though the facility's average input and output reflects one load per day in and one load per day out. The processed concrete and asphalt can only remain on-site for up to one year, and on-site storage is limited to 5,220 tons (174 tons x 30 days). Records of all incoming and outgoing tonnages will be maintained on-site at the administrative offices for LEA review

### Storage of Materials

The proposed project would require approximately twenty onsite adjustable storage containers. Onsite storage containers would be 60 feet wide by 60 feet long by 18 feet tall. The project would also require approximately 80 transport containers to move the finished product off the property. The transport containers would be 22 feet long by 8 feet wide by 7 feet tall. All storage and transport containers would be moveable. At a Medium Volume CDI facility, all incoming feedstock must be processed within 15 days from date received. C&D mulch resulting from C&D wood debris chipping and grinding may be stored up to 90 days from date of processing. Other CDI debris that has been processed and sorted for resale or reuse may be stored up to 12 months from date of processing. Per current regulations, compostable materials must be processed and removed from the site within 48 hours of receipt, or up to seven days with LEA approval.

### Process Equipment

The different forms of recycling identified above require different processes and, in some cases, require different kinds of equipment. Each waste stream would have its own set of equipment. However, processing would be performed outdoors in the same process area as identified on the Figure 3-3, Plot Plan. Maintenance of process equipment would be conducted inside the building.

The machinery necessary for wood debris and tree waste recycling include the following: one front end wheel loader (Caterpillar 928 or equivalent), one grinder (Doppstadt AK535 or equivalent), one tub grinder (Morbark 1600 or equivalent), one trommel screen (Vermeer TR510 or equivalent), and two small conveyer/stackers to move finished product into storage containers.



The machinery necessary for processing concrete and asphalt include the following: one front end wheel loader (Caterpillar 928 or equivalent), one crusher ([Powerscreen® Trakpactor 250](#) or equivalent), one shaker screen (Spyder 512T or equivalent), and two small conveyer/stackers to move finished product into the storage area. This equipment requires APCD review and permitting.

Each form of recycling that the facility would engage in is described in further detail below.

### **Wood Debris Recycling**

Wood debris (C&D) could be processed to produce woodchips, mulch, or into a usable form to create chipboard or middle-density fiberboard (MDF). The processed wood product would then be sold wholesale to potential markets within San Diego County and potentially to surrounding counties (e.g., suppliers of chip groundcover, commercial landscaping contractors, or manufacturers of lumber products). Sources of wood debris would be construction recycling contractors and demolition contractors. The materials would be delivered to the proposed NCER Recycling Facility by the individual or contractor supplying the materials, or by NCER approved haulers. Prior to unloading at the NCER facility, loads would be weighed, inspected for contamination, and source documentation would be checked. No public dumping would be allowed and all incoming materials would be under contract with the hauler and or the producing individual or contractor.

#### Acceptable and Unacceptable Materials

The following list of acceptable materials would be permitted at the proposed NCER Recycling Facility:

- Non-treated common lumber
- Plywood, particle board, or chip board
- Furniture and millwork waste

The following list of unacceptable materials would not be permitted at the proposed NCER Recycling Facility:

- Treated lumber
- Lead based painted wood
- Asbestos materials
- Treated wood waste
- Hazardous materials

Materials with Lead, Asbestos, Oil Products, Treated Lumber, Creosote, or hazardous materials would not be accepted at the site. These materials would be rejected at the entrance upon inspection by trained employees. When salvaging wood from a structure built before 1978, there is the potential that the paint contains lead and most homes built before 1960 are likely to contain lead-based paint. Paints produced before 1960 contain higher concentrations of lead than paints produced in later years. If the lumber

is painted, it may not be accepted or may have to be tested for lead content at salvage, milling, reuse, or wood processing facilities (CalRecycle 2014).

The proposed facility would not accept painted woods from sites constructed before 1960 and would require clean test documentation for any wood construction materials from structures built between 1960 and 1978. Building Construction dates would be required for receiving construction wood materials.

The wood C&D materials would be unloaded at a designated inspection area where the load can be properly assessed for safety and contamination. Potential sources of asbestos contamination in wood include certain reflective paints, overspray of acoustic ceiling material or insulating / fireproofing material onto the wood, and asbestos-containing floor tile adhered to a wood floor. When deemed safe, a wheel loader would be used to load the raw materials into a grinder where materials would be hammered or chipped to the desired output size. The material would then go through a trommel screen which sorts the material into multiple sizes, and outputs product onto separate conveyer belts where the finished product would be stock piled in appropriate containers or covered retrieval bays.

### **Tree Waste Chipping and Grinding**

The Compostable Materials Chipping and Grinding portion of the operation would accept tree branches and trimmings, logs and large tree debris. Leafy material would not be accepted. Sources of tree debris would be arborists and tree removal contractors. Products and markets from tree debris would be the same as for construction wood. Excluding green leaves and limiting time on-site would reduce the potential for composting to occur onsite. Because Compostable Materials Chipping and Grinding is permitted separately from CDI recycling, tree waste would be kept entirely separate from construction wood, using separate equipment, separate storage bins, and careful record keeping to ensure the respective timelines are met. If construction wood were to be mixed with tree waste, the more restrictive requirements would apply.

### **Concrete and Asphalt Recycling**

The proposed NCER Recycling Facility would also process demolition-related concrete and asphalt for reuse as road base. A blend of clean concrete and asphalt would be desired to create the proper granular makeup for California Department of Transportation (Caltrans) Class 2 Aggregate Road Base. The road base could be sold wholesale to Caltrans, contractors, or other parties with the proper resale license, for roadway improvement projects. The source concrete and asphalt would come from general engineering, demolition, and paving contractors. Similar to the process described above, incoming materials would be delivered to the facility by the individual or contractor supplying the materials, or by NCER approved haulers. Prior to unloading, truck loads would be weighed, inspected for contamination, and source documentation would be checked.

Acceptable materials include "Type A Inert debris," which includes, but is not limited to, concrete (including fiberglass or steel reinforcing bar embedded in the concrete), fully



cured asphalt, glass, fiberglass, asphalt or fiberglass roofing shingles, brick, slag, ceramics, plaster, clay and clay products. Type A inert debris is waste that does not contain soluble pollutants at concentrations in excess of water quality objectives and has not been treated in order to reduce pollutants. The DEH, upon consultation with the State Water Resources Control Board, will determine on a case by case basis whether materials not listed in this subdivision qualify as Type A inert debris (CCR Title 14, Chapter 3, Article 5.9 Section 17381). The materials would be unloaded in an inspection area where the load can be properly assessed for safety and contamination. This is important because asbestos could be present in mastics and floor tiles adhered to the concrete, asbestos-containing transite pipe could be embedded in concrete, and in rare circumstances asbestos may have been added to the concrete itself for special applications (bridges, tower foundations, pools). A wheel loader would be used to load the raw materials into a crusher where materials would be hammered or chipped to the desired output size. The material would then go through a shaker screen which sorts the material into multiple sizes, and outputs product onto separate conveyer belts where the finished product would be stock piled in appropriate containers or covered retrieval bays.

#### **Hazardous Load Check Program**

The management would be responsible for implementing the necessary actions plans and reporting and/or hiring the necessary parties to perform the cleanup and disposal of any contaminated materials that are brought to the site. Inspection and Safety Training protocols and programs would be updated annually and kept in the administrative office. All employees would be professionally trained and equipped to identify sources of contamination. Employees would be trained in the Emergency Safety Incident Response Protocols for mitigating any event where contaminants are identified. Receiving inspectors (employees) would be trained to identify and equipped with lead testing kits to test any painted materials in question.

To identify hazardous wastes brought to the facility, the facility would conduct visual load checks for each truck load brought to the site prior to unloading. Each incoming load would be visually inspected for hazardous waste, e-wastes, questionable waste, and unacceptable items. Entry to the NCER facility will prominently display signage stating what wastes are not acceptable, and that all loads are subject to search. All NCER supervisors, equipment operators, and employees will be trained in the recognition of hazardous waste or suspicious loads, including being trained as Certified Asbestos Consultants. Supervisors and select employees would be trained in the handling, containment, and storage of hazardous waste, as well as use of personal protective equipment and required reporting procedures.

Source material will be generated from permitted construction sites. Permit numbers and source documentation must be provided prior to NCER receiving materials. The federal Asbestos NESHAP requires an asbestos survey be performed prior to demolition of regulated facilities; however, there are many residential structures that fall outside of this survey requirement, primarily single family homes, duplexes, and small apartment buildings. These structures could still be contaminated with asbestos. Furthermore, there are frequent cases where surveys were not performed on regulated



structures in violation of the Asbestos NESHAP. Therefore, all materials accepted at the recycling facility must be accompanied by a copy of an asbestos survey, performed by a CAC, documenting that no asbestos is present. This requirement would apply to all sources, not just the ones under the scope of the federal Asbestos NESHAP.

Inspections of loads will be conducted by the receiving inspector. If any potentially contaminated material is identified, management will be notified, and materials will be tested with onsite testing kits. If the result is positive or unable to identify, a state licensed remediation service provider will be contacted to remove contaminated materials, and it will be documented on file within the administrative office. Materials shall not be moved onsite once identified as potentially contaminated to prevent cross contamination of clean materials. Inspection and Safety Training protocols and programs will be updated annually and kept in the administrative office.

### **Integrated Pest Management**

The proposed project would adopt an Integrated Pest Management (IPM) Plan for the buildings and grounds associated with the project site. IPM is an approach that establishes a sustainable approach to managing pests by combining biological, physical, and chemical tools in a way that minimizes economic health and environmental risks. The IPM Plan outlines procedures to be followed to protect the health and safety of staff and visitors from pests and pesticide hazards.

The Chief Operating Officer (COO) or designee would be proposed project's IPM Coordinator and be responsible to implement the IPM Plan and to coordinate pest management-related communications between NCER, its landlords, service providers, and staff. The IPM Coordinator would be responsible to annually notify employees and enforcement agency of the facility, requesting notification of planned and emergency applications of pesticides in facility buildings and on facility grounds. The NCER facility will maintain records of all service provider visits and pest control treatments for at least three years. Information regarding pest management activities would be made available to the public at the facility's administrative office. Requests to be notified of pesticide applications may also be made to this office.

All pesticide storage, transportation, and application will be conducted in accordance with the requirement of the Federal Insecticide, Fungicide, and Rodenticide Act (7 United States Code 136 et seq.), Environmental Protection Agency regulations in 40 CFR, Occupational Safety and Health Administration regulations, NCER policies and procedures, and local ordinances. No person shall apply, store, or dispose of any pesticide on NCER-managed property without an appropriate pesticide applicator license. All pesticide applicators will be trained in the principles and practices of IPM and the use of pesticides approved for use by the local enforcement agency and NCER. All applicators must comply with the IPM policy and follow appropriate state and local regulations and label precautions when using pesticides in or around NCER facilities.

### IPM Strategies

Pest management strategies may include education, exclusion, sanitation, maintenance, biological and mechanical controls, and pre-approved, site-appropriate pesticides. The following IPM strategies will be implemented:

1. Minimize import of materials with sources known to harbor pests.
  - a. Source site approval prior to receiving materials.
  - b. Appropriate training of receiving inspector to identify pests.
  - c. Certification of woods from known host locations (eg. Pine bark beetle from forest woods).
  - d. Check AWM's website <http://www.sdcountry.ca.gov/awm/> monthly for updated quarantine information and do not accept logs or tree waste from quarantined areas.
2. Identify onsite pest species.
3. Estimate pest populations and compare to established action thresholds.
4. Select the appropriate management tactics based on current on-site information.
5. Assess effectiveness of pest management.
6. Keep appropriate records for a minimum of three years.

### **Odor Management**

The proposed NCER Recycling Facility would prepare and implement an Odor Impacts Minimization Plan (OIMP) according to Title 14 California Code of Regulations Division 7, Chapter 3.1 17863.4. The main sources of potentially odor-carrying particles would be from wood grinding and chipping operations should anaerobic decomposition begin. The OIMP would require approval by the LEA.

### **Lighting for Outdoor Operations**

Lighting for outdoor operations would adhere to the County's guidelines for industrially zoned areas. No lighting would be directed toward residential areas or open space areas. All structures and equipment would consist of non-reflecting material or would be painted with non-reflective paint. Typical lighting required would be low mounted, downward casting and shielded lights that do not cause spillover onto adjacent properties and motion detection systems would be utilized where feasible. No flood lights would be utilized. Lighting on the process equipment would be self-contained on the apparatus. Additionally, lighting would be limited to the areas that would operate during night-time hours; with all recycling operations and truck trips limited to between 5:00 a.m. and 7:00 p.m.

Furthermore, the proposed project would comply with the site design and lighting standards as identified in the I-15 Corridor Subregional Plan and listed below.

1. Site lighting shall minimize emission of light rays into both the night sky and neighborhood properties, especially as it pertains to the Mt. Palomar Observatory.
  - a. Site lighting shall be limited to that necessary for security, safety, and identification, and shall be integrated with project landscape design.
  - b. Excessive building or site lighting for decorative purposes shall be discouraged.



2. Site lighting plans that conflict with the character of the community shall be discouraged.

### **Project Construction**

Construction of the proposed NCER Recycling Facility would begin in 2017 and be completed in 2018. Grading activities will take six months. Construction activities will occur Monday through Friday between the hours of 6:00 am and 5:00 pm. Earthwork would consist of 96,000 cubic yards of cut and 182,000 of fill, for a net import of 72,000 cubic yards.<sup>1</sup> The entire graded pad will be used for storage and all construction debris will be stored in metal containers. During construction of the proposed project, the project could generate as many as 44 truck trips per day for all the necessary import haulage required by the project.

Construction would require two loader/tractors, two water trucks, a dozer, two scrapers, and a grader. Blasting and rock crushing would require one hoe ram, two rock drills, and a small crushing facility. Blasting and crushing is anticipated for some isolated portions of the site. Blasting related activities are not anticipated to exceed 30 days.

Approximately 20 acres would be graded for five pads and an access road to be used for processing and storing recycling materials. The access road to the recycling facility would be a 24-foot wide paved road in a 60-foot private road easement off Mesa Rock Road through five of the commonly owned parcels. During grading, the existing concrete pad with patio cover (634 square feet) and septic system would be removed. The existing trailer (480 square feet) would be relocated onsite prior to grading and would be occupied for security purposes during the duration of construction activities. There are six permitted wells onsite and the wells that are not in use would be capped at ground level during construction.

Temporary water would be supplied by an onsite tank during the construction of the facility for dust control and fire suppression. A 100,000 gallon water tank for site fire suppression and for filling water trucks would be constructed early in the project timeline followed by installation of utilities and paving. Paving would include a large entryway and improved private access road for traffic to the project site. Street improvements for ingress and egress, and construction of a 12,000 square foot steel building would follow. Installation of a septic system, site improvements, construction of retaining walls, landscaping, and screen planting would complete construction of the proposed facility.

### **General Plan and Zoning Designation**

The project site is within the North County Metropolitan Subregional Plan Area. The project site's General Plan land use designation is High Impact Industrial (I-3). The project site's zoning designation is General Impact Industrial Use (M54), and these regulations "are intended to create and preserve areas where manufacturing and

---

<sup>1</sup> These figures are based on a 15% bulking factor applied to the cut volume.



industrial uses not having high nuisance characteristics may locate (County of San Diego Zoning Ordinance, updated through 2/14).” According to the Zoning Ordinance, Section 2542(b), recycling facilities are expressly permitted on land zoned for M54 uses. Additionally, pursuant to County Zoning Ordinance Section 6975(a)(2)(ii), light recycling operations, such as those proposed at NCER, “may be conducted outside of buildings if the property on which the facility is located does not abut a property zoned or planned for residential use.” The proposed project qualifies as a light recycling facility and with the approval of the boundary adjustment, will not be adjacent to residential property. In compliance with Zoning Ordinance section 6975, the facility shall have no more than an average of two outbound truck shipments of material per day. For this reason, the project does not require a plan amendment, zone change, or use permit.

### Regulatory Requirements

The proposed NCER Recycling Facility operations would be required to comply with a broad range of applicable regulations related to waste handling, air quality, water quality, noise, and hazards, identified below in Table 1. Some regulations require subsequent permits and regular inspections, some would be implemented through the conditions of approval for the project’s administrative permit (easements or design requirements), and some would be required by future circumstances (complaints related to dust or noise).

**Table 1**  
**Applicable Regulations**

<b>Applicable Regulations</b>
<i>General</i>
CCR Title 14, Division 7, Chapter 3.0, Article 6.2 Sections 17407.2-17407.4, 17408.5-17409.1, 17409.4, 17409.5
CCR Title 14, Division 7, Chapter 5.0, Article 3.0, commencing at Section 18100.
CCR Title 14, Division 7, Chapter 3.0, Article 5.9 commencing at Section 17380
CCR Title 14, Division 7, Chapter 3.0, Article 6.1, Sections 17406.1, 17406.2
CCR Title 14, Division 7, Chapter 3.0, Article 6.3, Sections 17414
CCR Title 14, Division 7, Chapter 3.0, Article 6.35, commencing at Section 17415.1
County of San Diego Zoning Ordinance Section 6975
County of San Diego Ordinance No. 68.508-68.518 (Construction and Demolition Recycling Ordinance)
<i>Aesthetics</i>
County of San Diego Ordinance No. 86.601-86.608
County of San Diego Ordinance No. 59.101-59.115
County of San Diego Zoning Ordinance Sections 5200-5212
County of San Diego Zoning Ordinance Sections 5750-5758
County of San Diego Zoning Ordinance Sections 5900-5910
County of San Diego Zoning Ordinance Section 6320
County of San Diego Zoning Ordinance Section 6322
County of San Diego Zoning Ordinance Section 6324
<i>Air Quality</i>
Federal Clean Air Act
California Assembly Bill 32 Section 38500
Senate Bill 375
SDAPCD Regional Air Quality Strategy (RAQS)
California State Implementation Plan (SIP)

13 CCR 2449, 2449.1, 2449.2, 2449.3 (diesel regulations for off-road equipment)
13 CCR Division 3, Article 4.5, Chapter 1, 2025 Regulation for In-Use Heavy-Duty Diesel-Fueled Vehicles
Code of Federal Regulations, Title 40, Chapter I, Subchapter C, Part 60, Subpart IIII: New Source Performance Standards for Stationary Compression Ignition Internal Combustion Engines
CCR Title 13, Division 3, Chapter 9, Article 5, Commencing at section 2450: Portable Equipment Registration Program
CCR Title 17, Division 3, Chapter 1, Subchapter 7.5, Section 93115: Airborne Toxic Control Measure for Stationary Compression Ignition Engines
SDAPCD Regulation IV: Prohibitions; Rule 52: Particulate Matter
SDAPCD Regulation IV: Prohibitions; Rule 54: Dust and Fumes
SDAPCD Regulation IV: Prohibitions; Rule 69.4.1: Stationary Engines – Best Available Retrofit Control Technology
CCR Title 17, Division 3, Chapter 1, Subchapter 7.5, Section 93116: Airborne Toxic Control Measure for Portable Engines Rated at 50 HP and Greater
SDAPCD Regulation II: Permits; Rule 10: Permits Required
SDAPCD Regulation II: Permits; Rule 20.1: New Source Review—General Provisions
SDAPCD Regulation II: Permits; Rule 20.2: New Source Review—Non-Major Sources
SDAPCD Regulation IV: Prohibitions; Rule 50: Visible Emissions
SDAPCD Regulation IV: Prohibitions; Rule 51: Nuisance
SDAPCD Regulation IV: Prohibitions; Rule 55: Fugitive Dust
SDAPCD Regulation IV: Prohibitions; Rule 67.0: Architectural Coatings
SDAPCD Regulation XII: Prohibitions; Rule 1200: Toxic Air Contaminants—New Source Review
Biological Resources
Federal Endangered Species Act
Migratory Bird Treaty Act
Federal Water Pollution Control Act
California Fish and Game Code
California Endangered Species Act
County of San Diego Board of Supervisors Policy I-123
County of San Diego Ordinance No. 67.801-67.814
County of San Diego Ordinance No. 86.601-86.608
Hydrology and Water Quality
Federal Clean Water Act
Title 40 of the Code of Federal Regulations
Porter-Cologne Water Quality Control Act
California Assembly Bill 3030
County of San Diego Ordinance No. 67.701-67.703, 67.710-67.711, and 67.702-67.722
County of San Diego Ordinance No. 67.801-67.814
County of San Diego Ordinance No. 86.601-86.608
County of San Diego Code of Regulations, Title 8, Division 7, Sections 87.414 and 87.417
County of San Diego Ordinance No. 9424
County of San Diego Ordinance No. 9426
SDRWQCB Order No. <a href="#">R9-2007-0001</a>
Noise
California Noise Act Sections 46000 through 46080
California Streets and Highway Code Sections 215.5-216.5
County of San Diego Ordinance Title 3, Division 6, Chapter 4, Sections 36.401-36.435
San Diego County Consolidated Fire Code Section 3301.2
County of San Diego Zoning Ordinance Section 6306-6314
Greenhouse Gas
CCR Title 24, Part 6



California Assembly Bill 1493
Executive Order S-3-05
Executive Order S-01-07
Senate Bill 97
Senate Bill 375
Senate Bill 1368
Senate Bill 1078
Western Regional Climate Action Initiates
<i>Hazards and Hazardous Materials</i>
Resource Conservation and Recovery Act
International Fire Code
Emergency Planning Community Right-to-Know Act Sections 301-312
Hazardous Materials Transportation Act
Government Code Section 65962.5
California Health and Safety Code, Chapter 6.95
California Health and Safety Code, Sections 116110-116112
CCR Title 14, Division 1.5
CCR Title 22, Chapter 6.5
CCR Title 27
Senate Bill 1889
California Fire Code Title 24, Chapter 9
County of San Diego Ordinance No. 68.401-68.406
County of San Diego Ordinance No. 96.1.005 and 96.1.202
County of San Diego Consolidated Fire Code
Fire Prevention in Project Design Standards
<i>Traffic</i>
County of San Diego Zoning Ordinance Sections 6750-6799
County of San Diego Public Road Standards
County of San Diego Private Road Standards
County of San Diego Consolidated Fire Code Section 902.2
County of San Diego Ordinance No. 77.201-77.220
County of San Diego Board of Supervisors Policy J-36
2030 Regional Transportation Plan
County of San Diego Congestion Management Plan

According to State regulations, CDI debris consists of specific types of solid waste that present a different potential threat to public health and safety, and the environment than green waste or typical municipal solid waste, thus, can be handled with different regulatory oversight.

The LEA inspects facility operations monthly to verify compliance with minimum standards. To the greatest extent possible, all inspections are unannounced and conducted at irregular intervals. The operator specifies the operation's boundary area in the operating record. The prescribed defensible open space would be inspected and maintained on an annual basis prior to the common high fire season.

8. Surrounding land uses and setting:

The project site is located in an area of steep native habitat, generally surrounded by semi-rural residential development, vacant land, and agriculture. The surrounding



terrain peaks to the east and south of the site and slopes downhill to the I-15, which runs along the east side of the site. An island of City of Escondido jurisdiction is adjacent to the project site to the southeast.

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): Implementation of the project may require that the Applicant obtain approval, permits, licenses, certifications, or entitlements from various federal, state, and other local agencies, including but not limited to those listed in Table 2.

**Table 2**  
**Discretionary Approvals Required**

<b>Discretionary Approval/Permit</b>	<b>Agency Description</b>	<b>Agency Status</b>	<b>Notes/Explanation</b>
Certificate of Compliance	County of San Diego	Lead Agency	Must show compliance with all county required documentation.
Boundary Adjustment	County of San Diego	Lead Agency	Boundary adjustment between APNs 187-100-35 and 187-100-37.
LEA Permit	County of San Diego	Lead Agency	County of San Diego Solid Waste LEA Permit. LEA is the designated enforcement agency for CalRecycle for the unincorporated areas of San Diego County.
Construction and Encroachment Permit(s)	County of San Diego	Lead Agency	Construction and encroachment permits are required for work performed within the County's road right-of-way.
Grading Permit	County of San Diego	Lead Agency	All grading within the County of San Diego must be completed in accordance with approved plans and permits.
Septic Tank Permit	County of San Diego	Lead Agency	Required for installation of onsite septic tank.
Habitat Loss and Incidental Take (HLIT) Ordinance Permit	County of San Diego	Lead Agency	Issuance of a permit or approval authorizing the disturbance or removal of coastal sage scrub.
License, Easement, Entry Permit, Encroachment Permit, Land Sale, Land Exchange, or Other Similar Action	County of San Diego	Lead Agency	Paving of private easement road.
Site Plan and Landscape Plan	County of San Diego	Lead Agency	A Site Plan and Landscape Plan are required.
Air Quality Permit	SDAPCD	Responsible Agency	Stationary source permits for the process equipment used on this site
NPDES Permit; General Construction Activity Storm Water Permit, including the Storm Water Pollution Prevention Plan	RWQCB	Responsible Agency	Action required for development projects.

NPDES General Groundwater Extraction Waste Discharge Permit	RWQCB	Responsible Agency	Permit would be applicable if groundwater disposal is proposed during construction.
General Construction Storm Water Permit	RWQCB	Responsible Agency	Action required for development projects.
Fire District Approval	Deer Springs FPD	Responsible Agency	Fire clearances to be completed and inspected prior to blasting activities during construction.
Water District Approval	VWD	Responsible Agency	VWD approval required to serve the project.

Caltrans = California Department of Transportation; RWQCD = Regional Water Quality Control District; LEA = Local Enforcement Agency; SDAPCD = San Diego Air Pollution Control District; NPDES = National Pollutant Discharge Elimination System; FPD = Fire Protection District; VWD = Vallecitos Water District; CalRecycle = California Department of Resources Recycling and Recovery

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> <u>Aesthetics</u>               | <input type="checkbox"/> <u>Agriculture and Forest Resources</u>        | <input checked="" type="checkbox"/> <u>Air Quality</u>                        |
| <input checked="" type="checkbox"/> <u>Biological Resources</u>     | <input type="checkbox"/> <u>Cultural Resources</u>                      | <input type="checkbox"/> <u>Geology &amp; Soils</u>                           |
| <input checked="" type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input checked="" type="checkbox"/> <u>Hazards &amp; Haz. Materials</u> | <input checked="" type="checkbox"/> <u>Hydrology &amp; Water Quality</u>      |
| <input type="checkbox"/> <u>Land Use &amp; Planning</u>             | <input type="checkbox"/> <u>Mineral Resources</u>                       | <input checked="" type="checkbox"/> <u>Noise</u>                              |
| <input type="checkbox"/> <u>Population &amp; Housing</u>            | <input type="checkbox"/> <u>Public Services</u>                         | <input type="checkbox"/> <u>Recreation</u>                                    |
| <input type="checkbox"/> <u>Transportation/Traffic</u>              | <input type="checkbox"/> <u>Utilities &amp; Service Systems</u>         | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, Planning & Development Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

NCER Recycling Facility; PDS2008-3500-08-015

- 16 -

September 11, 2014

Beth Ehsan  
Signature

9/8/14  
Date

Beth Ehsan  
Printed Name

Land Use/Environmental Planner  
Title



**INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

**Potentially Significant Impact:** The project includes the construction and operation of wood debris and CDI recycling facility located along Interstate 15 (I-15). The project will be seen from I-15 and from the Jesmond Dene neighborhood, and visual impacts must be analyzed. The site was graded and used as a Caltrans borrow pit during the construction of I-15 and the proposed project would be located primarily within the previously graded area. A visual analysis is required to identify potential impacts of the project on scenic resources and vistas, including an evaluation of proposed landscaping and grading techniques and the potential for cumulative impacts on scenic vistas and this issue will be addressed in the EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings from scenic highways?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway. The highway is not state scenic, but the County also has a scenic highway designation.

**Potentially Significant Impact:** The project is located adjacent to and visible from the composite viewshed of a County designated scenic highway, I-15. The viewshed and visible components of the landscape of the scenic highway includes the underlying landform and overlaying landcover, which establish the visual environment. The visual environment of the



subject scenic highway and resources extends from State Route 78 all the way to Riverside County and is dominated by steep hills supporting native vegetation, avocado orchards, and rock outcroppings, interspersed with pockets of residential and commercial areas. A visual analysis is required to identify potential impacts of the project on scenic resources and scenic highways and this issue will be addressed in the EIR.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as an existing borrow pit site surrounded by steep chaparral-covered hillsides.

**Potentially Significant Impact:** The proposed project is a light recycling facility for wood debris and CDI debris. The project site is located within a site that was already disturbed by a Caltrans borrow pit and the site is located above the freeway such that there will be limited views of the recycling operation from the I-15. The project grading will include an access road. The site will contain a 200-foot by 60-foot building (12,000 square feet), parking, materials storage (stock piles), truck scales, a security trailer and a processing area. A visual analysis is required to identify potential impacts of the project on the visual character or quality of the site and its surroundings and this issue will be addressed in the EIR.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

#### **Less Than Significant Impact:**

The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

In addition, the proposed project will control outdoor lighting and sources of glare in the following ways:



1. The project will not install outdoor lighting that directly illuminates neighboring properties.
2. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.
3. The project will not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that will be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Planning & Development Services and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

In addition, the project's outdoor lighting is controlled through the Site Plan Permit, which further limits outdoor lighting through strict controls. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensures that the project will not create a significant new source of substantial light or glare.

## **II. AGRICULTURE AND FORESTRY RESOURCES** -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project site does not contain any agricultural resources, lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance will be converted to a non-agricultural use.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- ☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

**No Impact:** The project site is zoned M54, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

**No Impact:** The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

**No Impact:** The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- ☐ Potentially Significant Impact ☒ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

**Less than Significant Impact:** The project site and surrounding areas, within a radius of a quarter mile, contain housing, evidence of construction activities, limited agricultural lands mixed with housing and vacant open space land uses. As a result, the proposed project was reviewed by Dennis Campbell, County Agricultural Specialist, and was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland,



Farmland of Statewide or Local Importance or active agricultural operations to a non-agricultural use for the following reasons:

- The limited surrounding active agricultural operations consist of avocado orchards and/or citrus groves, which commonly operate in this area and create minimal land use conflicts, due to the nature of the use. The addition of a recycling facility would not introduce a change in the existing environment that would impact the surrounding area.
- Within the quarter mile radius, there are no lands that qualify for the Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, as designated by the FMMP. The land area surrounding, and including, the project site is identified as either Urban/Built-Up or Other Lands, by the FMMP.

Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project proposes development with density levels that are less than densities anticipated in the SANDAG growth projections used in development of the RAQS and SIP. However, construction and operation of the project would result in emissions of criteria air pollutants and ozone precursors that could contribute to violation of ambient air quality standards. Impacts from the proposed project would need to be evaluated in an Air Quality Technical Study. As such, the proposed project could conflict with either the RAQS or the SIP, and a conflict would be considered a significant impact.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule



20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) is used.

**Potentially Significant Impact:** The Project proposes a light recycling processing facility to handle wood debris and CDI debris on a 35.5-acre site. Construction activities associated with the project would consist of grading which would include blasting, trenching, fine grading and building construction. Earthwork will consist of cutting approximately 96,000 cubic yards which will include some blasting and filling of 182,000 for a net import of 72,000 cubic yards which accounts for expected swell quantities. Construction activities would lead to emissions of criteria pollutants and ozone precursors that could exceed the County's screening criteria for daily emissions. These impacts would need to be analyzed in an Air Quality Technical Study.

Similarly operational emissions would be generated through vehicle trips generated by the site, heavy duty equipment used onsite and from the composting and recycling operations. Operational emissions have the potential to exceed the County's screening criteria and would need to be quantified and assessed in the Technical Study.

As such, the project has the potential to violate ambient air quality standards or contribute substantially to an existing or projected air quality violation. The impact is considered potentially significant.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone ( $O_3$ ). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns ( $PM_{10}$ ) under the CAAQS.  $O_3$  is formed when volatile organic compounds (VOCs) and nitrogen oxides ( $NO_x$ ) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of  $PM_{10}$  in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

**Potentially Significant Impact:** Air quality emissions associated with the project include emissions of  $PM_{10}$ ,  $PM_{2.5}$ ,  $NO_x$  and VOCs from construction/grading activities, and also as the

result of operation of the recycling facility. As discussed in (b) above, construction and operational emissions from the project have the potential to exceed the County's screening criteria for daily emissions. These emissions, along with emissions from past, present and future projects within the surrounding area could contribute to cumulatively considerable concentrations of criteria air pollutants and ozone precursors. Impacts from the proposed project along with past, present and future projects within the surrounding area, need to be assessed against screening-level criteria established by the LUEG guidelines for determining significance. Therefore, the construction and operational emissions associated with the proposed project have the potential to create a cumulatively considerable impact. The impact is considered potentially significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

**Potentially Significant Impact:** The project would expose sensitive receptors in the vicinity to emissions during construction and operations. Construction emissions would consist of criteria pollutants and toxic air contaminants, primarily diesel particulate matter (DPM). Blasting onsite would also lead to emissions of these pollutants. Additionally, operation of the project would lead to emissions of DPM from operation of heavy equipment onsite. Toxic emissions could also be created due to recycling operations onsite from toxic compounds present in recycled materials. In particular, crushing and grinding operations could lead to asbestos and crystalline silica particles becoming airborne. These impacts need to be analyzed in the Technical Study through a health risk assessment. As described, the project has the potential to expose sensitive receptors to substantial pollutant concentrations. The impact is considered potentially significant.

e) Create objectionable odors affecting a substantial number of people?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project could produce objectionable odors, which would result from volatile organic compounds, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from the construction and operational phases. The project's main sources of potentially odor-carrying particles would be from wood debris processing should anaerobic digestion begin. Anaerobic digestion is not anticipated to occur because the project does not include composting or compost handling operations. Feedstock management onsite would be source of potential



odors. Odor impacts will need to be assessed in the Technical Study and an Odor Management Plan will be required. The project has the potential to expose receptors to objectionable odors due to the nature of the operation. The impact is considered potentially significant.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The project site supports native vegetation, namely, Diegan coastal sage scrub, mafic southern mixed chaparral, and willow scrub, as well as a large disturbed area due to the site's previous use as a Caltrans borrow pit. Some of this vegetation is sensitive biological habitat with the potential for use by sensitive and/or protected species. A Biological Resources Report will be completed and summarized in the DEIR and will address direct and/or cumulative impacts to sensitive species resulting from the project. The project analysis will be done in compliance with the County's Guidelines for Determining Significance, the Resource Protection Ordinance, and the Habitat Loss Permit (HLP) Ordinance, and the State's Natural Communities Conservation Program (NCCP). The project has the potential to have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status due to the required habitat modifications. The impact is considered potentially significant.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The project site supports native vegetation, namely, Diegan coastal sage scrub, mafic southern mixed chaparral, and willow scrub, as well as a large disturbed area due to the site's previous use as a Caltrans borrow pit. Some of this vegetation is sensitive biological habitat (Diegan coastal sage scrub, mafic southern mixed chaparral, and willow scrub which qualifies as an RPO wetland and CDFG jurisdictional streambed). The project impacts total 11.8 acres of mafic southern mixed chaparral, 1.9 acres of coastal sage scrub, 0.02 acre of willow scrub, and 6.8 acres of disturbed habitat. It was determined that there were unauthorized impacts prior to project application which include 0.9 acre of Diegan coastal sage scrub, 6.5 acres of mafic southern mixed chaparral and these have been included in the total project impacts. The mitigation for impacts to Diegan coastal sage scrub is preservation and management of habitat at a 2:1 ratio. By agreement with the Wildlife Agencies, the unauthorized impacts to coastal sage scrub will be mitigated at an increased 3:1



ratio. Mitigation for sensitive mafic southern mixed chaparral is at a 3:1 ratio for project impacts or an increased 4:1 for the previous unauthorized impacts. Mitigation for impacts to willow scrub would be mitigated at a 3:1 ratio including a 1:1 creation component. A Biological Resources Report will be completed and summarized in the DEIR and will address direct and/or cumulative biological resources impacts resulting from the project. The project analysis will be done in compliance with the County's Guidelines for Determining Significance, the Resource Protection Ordinance, and the Habitat Loss Permit (HLP) Ordinance, and the State's Natural Communities Conservation Program (NCCP). The project has the potential to impact sensitive habitats or natural communities. The impact is considered potentially significant.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, site photos, and a site visit by County biologist Beth Ehsan on April 20, 2010, the site does not contain any federal jurisdictional wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The project site supports native vegetation, namely, Diegan coastal sage scrub, mafic southern mixed chaparral, and willow scrub, as well as a disturbed area due to the site's previous use as a Caltrans borrow pit. The high quality native habitat of the site is part of what is known as the I-15 wildlife corridor. However, due to the project's location within the previously disturbed area, the project has minimized impacts to wildlife corridors, linkages, and wildlife nursery sites. The project also includes 44 acres of biological open space with connectivity to a dedicated open space easement off-site. and the project includes The open space would not be fenced except for barriers on existing trails and fencing where the open space borders an existing residential pad, so there will be minimal new barriers to wildlife movement. A Biological Resources Report will be completed and summarized in the DEIR and will address direct and/or cumulative biological resources impacts resulting from the project. The project analysis will be done in compliance with the County's Guidelines for Determining Significance, the Resource Protection Ordinance, and the

Habitat Loss Permit (HLP) Ordinance, and the State's Natural Communities Conservation Program (NCCP). The project has the potential to interfere with the movement and breeding activities of native or migratory wildlife species due to the removal of habitat and, and construction of the facility and access road. The impact is considered potentially significant.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project has the potential to be inconsistent with adopted Habitat Conservation Plans (if the North County MSCP has been adopted), the Natural Communities Conservation Program for Coastal Sage Scrub, Special Area Management Plans (SAMP), or other local policies or ordinances that protect biological resources including the Resource Protection Ordinance (RPO) and the Habitat Loss Permit (HLP) Ordinance. Consistency with these policies and ordinances will be discussed in the Biological Resources Report and if the proposed project is found to conflict with these regulations, it would be a significant impact.

**V. CULTURAL RESOURCES** -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** Based on an analysis of records and a survey of the property by County of San Diego approved archaeologist Brian F. Smith on July 23, 2008, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "*Negative Cultural Resources Survey Report, The Mesa Rock Nursery Project*", prepared by Brian F. Smith and Sara Clowery-Moreno, revised date June 1, 2009.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist Brian F. Smith on July 23, 2008, it has been determined that the project site does not contain any archaeological resources. The results of the survey are



provided in an archaeological survey report entitled, "*Negative Cultural Resources Survey Report, The Mesa Rock Nursery Project*", prepared by Brian F. Smith and Sara Clowery-Moreno, revised date June 1, 2009. In addition, the project must comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered.

c) Directly or indirectly destroy a unique geologic feature?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

**No Impact:** The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or site?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** A review of the County's Paleontological Resources Maps indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist Brian F. Smith on July 23, 2008, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The results of the survey are provided in an archaeological survey report entitled, "*Negative Cultural Resources Survey Report, The Mesa Rock Nursery Project*", prepared by Brian F. Smith and Sara Clowery-Moreno, revised date June 1, 2009. In addition, the project must comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the



Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered.

**VI. GEOLOGY AND SOILS** -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

- ii. seismic ground shaking?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

- iii. Seismic-related ground failure, including liquefaction?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be there will be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction

potential at the site is low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

iv. Landslides?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. According to the Report of Geotechnical Investigation for the site dated November 1, 2012 and Addendum No. 2 to the report dated May 7, 2013, the report concluded that there is no evidence of past slope failure on site or in the historic aerial photographs reviewed. Additionally, the report concluded that cut slopes are to be cut in very dense granitic bedrock and would be stable. Therefore, impacts from landslides at the project site are considered to be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** According to the Soil Survey of San Diego County, the soils on-site are identified as Cieneba very rocky coarse sandy loam and Ramona sandy loam that have a soil erodibility rating of "moderate" and/or "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature.
- The project has prepared a Storm Water Management Plan dated May 20, 2013, prepared by Robert Dentino. The plan includes the following Best Management Practices to ensure sediment does not erode from the project site: silt fence, desilting basin, fiber rolls, gravel bag berm, street sweeping and vacuuming, sandbag barrier, storm drain inlet protection, material delivery and storage, stockpile management, spill prevention and control, solid waste management, concrete waste management,



stabilized construction entrance/exit, water conservation practices, paving and grinding operations, and covering minor slopes.

- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all of the past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The proposed project involves 95,710 cubic yards of cut and 182,430 cubic yards of fill as part of the grading of the site. According to the Report of Geotechnical Investigation for the site dated November 1, 2012 and Addendum No. 2 to the report dated May 7, 2013, the report concluded that there is no evidence of past slope failure on site or in the historic aerial photographs reviewed. Additionally, the report concluded that cut slopes are to be cut in very dense granitic bedrock and would be stable. In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?



- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on-site are Cienega very rocky coarse sandy loam, 30 to 75 percent slopes and Ramona sandy loam, 9 to 15 percent slopes, eroded. These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. Therefore, the project will not create a substantial risk to life or property. This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves the installation of two onsite wastewater treatment systems to accommodate the employees, a security trailer. The employee facilities comprise a 2,000 gallon septic tank connected to a 208-foot horizontal seepage pit with 100 percent reserve area. The security trailer/caretaker's residence would be a 1,000 gallon septic tank connected to a 50-foot horizontal seepage pit with 100 percent reserve area. This system will require the installation of a pump system. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH approved the project's OSWS on April 19, 2013. Therefore, the project has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits.

## **VII. GREENHOUSE GAS EMISSIONS – Would the project**

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|--|---|

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

**Potentially Significant Impact:** Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region<sup>2</sup> identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

According to the San Diego County Greenhouse Gas Inventory (2008), the region must reduce its GHG emissions by 33 percent from "business-as-usual" emissions to achieve 1990 emissions levels by the year 2020. "Business-as-usual" refers to the 2020 emissions that would have occurred in the absence of the mandated reductions.

Senate Bill 375 (SB 375), passed in 2008, linked transportation and land use planning with global warming. It required the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has adopted the region's Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

<sup>2</sup> San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.



The project would generate GHG emissions during construction and operations. Construction emissions would be associated with operation of heavy duty equipment onsite, blasting and vehicle trips onsite. Operational emissions would be associated with vehicle trips generated by the site, energy use, water consumption, recycling operations, and composting. Emissions would need to be quantified and assessed in a Climate Change Technical Study. The project has the potential to generate GHG emissions that may have a significant impact on the environment. The impact is considered potentially significant.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County General Plan, updated in 2011, incorporates climate change policies.

The project's consistency with the County's policies will be assessed through the Technical Study. As detailed in (a) above, the project has the potential to generate GHG emissions that have a significant impact on the environment and could possibly conflict with the General Plan. The impact is considered potentially significant.

#### **VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project requires a plan for truck inspection, with procedures for rejecting construction materials that may be hazardous. Even though the project must be permitted by the DEH Local Enforcement Agency, and the permit conditions will preclude the facility from accepting any hazardous materials including lead-based paint or asbestos, the analysis should evaluate the potential for impacts from transport storage, or

disposal of hazardous materials. Finally, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities. The project has the potential to create a public hazard that may have a significant impact on the environment. The impact is considered potentially significant.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** Based on a regulatory database search, the project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the California State Water Resources Board Geotracker Database, the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), and does not contain a documented leaking Underground Storage Tank.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact



**No Impact:** The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements

of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The proposed project is adjacent to wildlands that have the potential to support wildland fires. Storage of wood and CDI debris may increase the potential for fires:

- Wood, wood products and CDI debris onsite could potentially introduce volatile flammable chemicals.
- Process equipment onsite would operate using gas or diesel fuel, which are highly flammable. Additionally, process equipment could create a spark or cause a fire to start, which could spread to the surrounding area if not put out immediately.

A Fire Protection Plan will be prepared and implemented and the plan will evaluate the potential for fire risk with proposals for mitigation to comply with the regulations relating to emergency access, water supply, and defensible space specified in Public Resources Code Sections 4290 and 4291. A Fire Service Availability Letter and conditions, dated November 19, 2012 were received from the Deer Springs Fire Protection District (DSFPD). The conditions from the Deer Springs Fire Protection District include:



- A fuel break of 100 feet (brush and weed abatement) around all sides of the structure prior to construction which will be maintained all year long.
- Roadways graded to a width of 28 feet with an improved width of 24 feet, roadway and driveway accesses shall be a minimum vertical clearance of 13 feet 6 inches.
- Roadways and driveways shall not exceed 150 feet in length and shall have an approved turn around at the terminus.
- Cul-de-sacs shall be required for access roadways when determined by the DSFPD and shall have a minimum improved turning radius of 36 feet and 40 feet graded.
- Roadways and driveways shall not exceed 20 percent grade.
- Roadways and driveways exceeding 15-20 percent grade will be accepted only with a mitigation of a surface of Portland Cement Concrete (PCC) with a heavy broom finish perpendicular to the direction of travel.
- Roadway improvements are to be installed and serviceable prior to issuance of building permit.
- A minimum 20,000 gallon water tank shall be installed prior to construction which means DFSPD approval
- All new developments shall provide map updates (1": 400') compatible with current department mapping services

Fire lane curbs shall be painted red and must comply with California Vehicle Code 22500.1. Gates serving 5 or more residences shall be installed with an Opticom emergency traffic control activating light sensor and a Knox over-riding system. Street name signs shall be installed as per County of San Diego standards and all private and or public roads serving this project shall be named. No parking fire lane signs shall be installed on access roadways and should be posted at locations designated by the DSFPD Fire Marshall.

The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be approximately 2 minutes. The Maximum Travel Time allowed pursuant to the County Public Facilities Element is 5 minutes. The project has the potential to increase the risk of wildland fire that may have a significant impact on the environment. The impact is considered potentially significant.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project is a recycling facility, which may provide shelter for vectors, including mosquitoes, rats or flies. In addition, airborne allergens may be spread by wood debris/construction material dust and the impact of potential pathogens that may be carried to the site on the materials must be examined. The proposed project would adopt an Integrated Pest Management (IPM) Plan for the buildings and grounds associated with the project site. IPM is an approach that establishes a sustainable approach to managing pests by combining biological, physical, and chemical tools in a way that minimizes economic health

and environmental risks. The IPM Plan outlines procedures to be followed to protect the health and safety of staff and visitors from pests and pesticide hazards.

The analysis must evaluate the potential for impacts to increase the current or future residents' exposure to vectors. The project has the potential to increase the public's exposure to vectors that may have a significant impact on the environment. The impact is considered potentially significant.

**IX. HYDROLOGY AND WATER QUALITY** -- Would the project:

a) Violate any waste discharge requirements?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project proposes a wood debris and CDI recycling facility, which requires grading, construction, and outdoor storage and processing.

The project applicant is required to provide a Stormwater Protection Plan (SWPP) which demonstrates that the project will comply with all requirements of the Watershed Protection Ordinance. These measures will become mitigation and conditions of approval for the project and will include site design, source control and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. These may include silt fences, desilting basins, fiber rolls, gravel bag berms, street sweeping and vacuuming, sandbag barriers, storm drain inlet protections, material delivery and storage stockpile management, spill prevention and control, solid waste management, concrete waste management, stabilized construction entrance/exit, water conservation practices, slope protection, preservation of trees and green/open space areas, re-tilling soils compacted by construction vehicles/equipment, collection and re-use of site's upper soil layers containing organic materials, curb-cuts to landscaping, rural Swales, using bioretention system to treat flow from street and parking areas and permeable pavements, pitching pavements toward landscaping, placing downspouts to swales, installing smart irrigation systems, minimizing disturbance of existing slopes, incorporation of retaining walls to reduce steepness of slopes or to shorten slopes, rounding and shaping slopes to reduce concentrated flow, collection of concentrated flows in stabilized drains and channels, marking inlets with "No Dumping! Flows to Ocean!" These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. [R9-2007-0001](#)), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

There are also requirements from the State Water Resources Board specific to recycling facilities. These will be implemented through the required permit from the Local Enforcement Agency. This issue will be address in the DEIR including the potential for cumulative impacts related to waste discharges affecting human health and water quality.

The project has the potential to be inconsistent with waste discharge requirements that protect water resources. Consistency with these requirements will be discussed in the CEQA Drainage



Study and if the proposed project is found to conflict with regulations, it would be a significant impact.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The portion of the project site that includes the facility footprint lies in the Escondido hydrologic subarea, within the Carlsbad hydrologic unit. However, other portions of the site (proposed as biological open space) are within the Richland hydrologic subarea which is impaired for Manganese, Phosphate, Total Dissolved Solids, DDT, Enterococcus, Fecal Coliform, Selenium, Sulfates, Total Nitrogen as N (16707), and Toxicity. This issue will be address in the DEIR including the potential for cumulative impacts related to waste discharges affecting human health and water quality. The project has the potential to increase pollutants in an already impaired water body and that may have a significant impact on the environment. The impact is considered potentially significant.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** Because the project includes storage of waste materials, there is the potential for infiltration of chemicals into the local surface- or ground-water systems. This will require further analysis to evaluate the potential for impacts. The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The project lies in the Escondido hydrologic subarea, within the Carlsbad hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial service supply; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; aquaculture; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat. The project proposes potential sources of polluted runoff including roads, parking, and the processing of green waste and construction materials including outdoor materials storage. This issue will be address in the DEIR including the potential for cumulative impacts to surface or groundwater receiving water quality affecting RWQCB water quality objectives or possible degradation of stated beneficial uses. Impacts would be potentially significant.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the

local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project will obtain its water from the Vallecitos Water District, which receives its water from surface reservoirs or other imported water sources, and from on-site groundwater wells for irrigation of landscaping. The project is expected to need roughly 2,400,000 gallons of water per year for which 1,200,000 would be delivered from Vallecitos Water District and 1,200,000 would be extracted from onsite water well(s). Pre-existing well users located on nearby properties also have access to water from the Vallecitos, Rincon Del Diablo, and Valley Center Water District. Therefore, if the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted, water from those water districts would be available. Therefore, there will be sufficient water supplies available to serve the project and nearby pre-existing well users.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project is a site plan that proposes a light recycling processing facility to handle green waste, construction and demolition waste. As outlined in the Storm water Management Plan (SWMP) dated July 8, 2013 and prepared by Excel Engineering, the project will implement the following site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: bioretention areas. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMP's that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.



- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons, based on a Drainage Study prepared by Excel Engineering on July 8, 2013: Drainage will be conveyed to either natural drainage channels or approved drainage facilities.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

- h) Provide substantial additional sources of polluted runoff?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The project proposes the following potential sources of polluted runoff: roads, parking, outdoor materials storage and processing. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable: preserve significant trees, preserve critical areas, restrict heavy construction equipment access to open space areas, re-till compacted soils, collect and re-use upper soil layers, curb-cuts to landscaping, rural swales, Bioretention system, permeable pavements, pitch pavements toward landscaping, downspout to swale, smart irrigation systems, minimize slope disturbance, incorporate retaining walls, rounding and shaping slopes to reduce concentrated flow, collect concentrated flows in stabilized drains and channels. The potential for polluted runoff and the treatment of onsite generated polluted runoff will be address in the

DEIR including the potential for impacts to surface water quality. Impacts would be potentially significant. Refer to IX Hydrology and Water Quality Questions a, b, c, for further information.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 100 acres were identified on the project site. Furthermore, the project is not proposing to place structures with a potential for human occupation within these areas and will not place access roads or other improvements which will limit access during flood events or affect downstream properties.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 100 acres were identified on the project site. Furthermore, the project is not proposing to place structures with a potential for human occupation within these areas and will not place access roads or other improvements which will limit access during flood events or affect downstream properties.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The project site lies outside any identified special flood hazard area. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact



**No Impact:** The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

i. SEICHE

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

**No Impact:** The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

**Less Than Significant Impact:** Though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils. Unless upstream areas were to become completely denuded in an event such as a fire, mudflow would not present a substantial risk to the planned building pad areas at the site. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**X. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project does not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Incorporated

**Less Than Significant Impact:** The proposed project is subject to the General Plan Semi-Rural Regional Category and contains lands within the High Impact Industrial (I-3) Land Use Designation. The project is also subject to the policies of the North County Metro Subregional Plan. The property is zoned M54 which permits light recycling processing facilities pursuant to the Zoning Ordinance Section 6975. The project is consistent with applicable policies of the General Plan, the North County Metro Subregional Plan, and the I-15 Design Review Guidelines.

**XI. MINERAL RESOURCES** -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- |  |  |
|--|--|
| <input type="checkbox"/> Potentially Significant Impact        | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation | <input type="checkbox"/> No Impact                               |
| <input type="checkbox"/> Incorporated                          |  |

**Less Than Significant Impact:** The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). However, the project site has land uses to the south including single-family residences which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact        | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation | <input checked="" type="checkbox"/> No Impact         |
| <input type="checkbox"/> Incorporated                          |   |

**No Impact:** The project site is not delineated in the County General Plan, specific plan, or other land use plan as a locally-important mineral resource recovery site. Therefore, this project will have no impact on the availability of a locally-important mineral resource recovery site.

**XII. NOISE** -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation     | <input type="checkbox"/> No Impact                    |



Incorporated

**Potentially Significant Impact:** The project may produce noise during construction and operation phases of the project. A Noise Analysis Report will be prepared for the project in conformance with the County Requirements for Noise that will evaluate noise generating sources of the project for conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site, consistent with the County Guidelines for Determining Significance. The project has the potential to generate significant noise that may have a significant impact on the environment. The impact is considered potentially significant.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation     | <input type="checkbox"/> No Impact                    |
| <input type="checkbox"/> Incorporated                              |   |

**Potentially Significant Impact:** The project may produce noise during construction and operation phases of the project. A Noise Analysis Report, consistent with County Guidelines and Requirements, will be prepared for the project that will evaluate noise generating sources of the project for conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. Analysis will include the project's potential for significant groundborne vibration and groundborne vibration noise levels during the construction phase. This impact is considered potentially significant.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation     | <input type="checkbox"/> No Impact                    |
| <input type="checkbox"/> Incorporated                              |   |

**Potentially Significant Impact:** The project may produce noise during construction and operation phases of the project. A Noise Analysis Report will be prepared for the project that will evaluate the project's potential for significant noise generating sources and conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. This impact is considered potentially significant.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation     | <input type="checkbox"/> No Impact                    |
| <input type="checkbox"/> Incorporated                              |   |

**Potentially Significant Impact:** The project will produce noise during construction and operation phases of the project. The primary noise source associated with construction

operations would be from rock crushing activities. With the nearest existing residences being located about 1,500 feet to the south, and sensitive biological habitat offsite to the east, a Noise Analysis Report will be prepared for the project that will evaluate the project's potential for significant noise generating sources and conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. This impact is considered potentially significant.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

### **XIII. POPULATION AND HOUSING** -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.



- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** The property currently has an unoccupied trailer, which is to remain as a security trailer for the recycling facility. This project would not displace any amount of existing housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** The property currently has an unoccupied trailer, which is to remain as a security trailer for the recycling facility. Therefore, the proposed project will not displace a substantial number of people.

#### **XIV. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less than Significant Impact:** The project does not propose residential use and is not expected to significantly alter the need for schools, parks, or sheriff facilities. A Fire Protection Service Availability Letter has been received from the Deer Springs Fire Protection District.

#### **XV. RECREATION**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project does not propose any residential use that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

**XVI. TRANSPORTATION AND TRAFFIC** -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

**Less Than Significant With Mitigation Incorporated:** The proposed project will result in an additional 110 ADT (passenger car equivalents). However, the project will not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for direct impacts related to Traffic and Transportation. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not have a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.



The proposed project generates 110 ADT. These trips will be distributed on Mobility Element roadways in the County some of which currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These new projects were based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing Mobility Element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. By ensuring TIF funds are spend for the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied and the Mitigation Fee nexus is met. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

**Less Than Significant Impact:** The project proposes an increase of 110 ADTs. The additional 110 ADTs from the proposed project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program. Additionally, the project does not involve a new primary use. The additional access or support structures will not generate ADTs on a daily basis. Therefore the project will not conflict with travel demand measures or other standards of the congestion management agency.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** The proposed project will not significantly alter roadway geometry on Mesa Rock Road. A safe and adequate sight distance shall be required at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

- e) Result in inadequate emergency access?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** The proposed project will not result in inadequate emergency access. The Deer Spring Fire Protection District, which is the Fire Authority Having Jurisdiction, and the San Diego County Fire Authority, have reviewed the proposed project and associated emergency access roadways and have determined that there is adequate emergency fire access proposed. Additionally, roads used will be required to be improved to County standards.



- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant:** The proposed project is a recycling facility and will generate 110 ADT. Project implementation will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

**XVII. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project will employ approximately eighteen full time workers and there will be one resident (security guard). Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH reviewed the Site Plan on August 22, 2013. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water treatment facilities are available to the project from the following agencies/districts: Vallecitos Water District dated February 27, 2013. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** The project involves new storm water drainage facilities. The new facilities include a bioretention system. Refer to the Storm water Management Plan dated July 8, 2013 for more information. However, as outlined in this Environmental Analysis Form, the new facilities will not result in adverse physical effect on the environment.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** The project requires water service from the Vallecitos Water District. A Service Availability Letter from the Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The proposed project will rely completely on an on-site wastewater system (septic system); therefore, the project will not interfere with any wastewater treatment provider's service capacity.



- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

#### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining

levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. As a result of this evaluation, the project was determined to have potential significant effects related to biological resources and cultural resources. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?



Potentially Significant Impact



Less than Significant Impact

Less Than Significant With Mitigation  
Incorporated

No Impact

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to Aesthetics, Air Quality, Biological Resources, Greenhouse Gas Emissions, Water Quality, and Noise. While mitigation has been proposed in some instances that reduce these cumulative effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?



Potentially Significant Impact



Less than Significant Impact

Less Than Significant With Mitigation  
Incorporated

No Impact

**Potentially Significant Impact:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects related to Aesthetics, Air Quality, Hazards (Fire Service), Water Quality, and Noise. While mitigation has been proposed in some instances that reduce these significant effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.



**XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

All references to Federal, State and local regulation are available on the Internet. For Federal regulations refer to <http://www4.law.cornell.edu/uscode/>. For State regulations refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulations refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

**AESTHETICS**

California Street and Highways Code [California Street and Highways Code, Section 260-283. (<http://www.leginfo.ca.gov/>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Planning & Development Services. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-73: Hillside Development Policy. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. ([www.amlegal.com](http://www.amlegal.com))

Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996). (<http://www.fcc.gov/Reports/tcom1996.txt>)

Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000 (<http://www.dark-skies.org/file-qd-e.htm>)

International Light Inc., Light Measurement Handbook, 1997. ([www.intl-light.com](http://www.intl-light.com))

Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPiP), Lighting Answers, Volume 7, Issue 2, March 2003. ([www.lrc.rpi.edu](http://www.lrc.rpi.edu))

US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA. (<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System. ([www.blm.gov](http://www.blm.gov))

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National

Highway System. (<http://www.fhwa.dot.gov/legregs/nhsdatoc.html>)

**AGRICULTURE RESOURCES**

California Department of Conservation, Farmland Mapping and Monitoring Program, "A Guide to the Farmland Mapping and Monitoring Program," November 1994. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Farmland Conservancy Program, 1996. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Land Conservation (Williamson) Act, 1965. ([www.ceres.ca.gov](http://www.ceres.ca.gov), [www.consrv.ca.gov](http://www.consrv.ca.gov))

California Right to Farm Act, as amended 1996. ([www.qp.gov.bc.ca](http://www.qp.gov.bc.ca))

County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. ([www.sdcountry.ca.gov](http://www.sdcountry.ca.gov))

United States Department of Agriculture, Natural Resource Conservation Service LESA System. ([www.nrcs.usda.gov](http://www.nrcs.usda.gov), [www.swcs.org](http://www.swcs.org)).

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. ([soils.usda.gov](http://soils.usda.gov))

**AIR QUALITY**

CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. ([www.aqmd.gov](http://www.aqmd.gov))

County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

**BIOLOGY**

California Department of Fish and Wildlife (CDFW). Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines. CDFW and California Resources Agency, Sacramento, California. 1993. ([www.dfg.ca.gov](http://www.dfg.ca.gov))

County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Implementing Agreement by and between United States Fish and Wildlife Service, California Department

- of Fish and Wildlife and County of San Diego. County of San Diego, Multiple Species Conservation Program, 1998.
- County of San Diego, Multiple Species Conservation Program, County of San Diego Subarea Plan, 1997.
- Holland, R.R. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, Resources Agency, Department of Fish and Wildlife, Sacramento, California, 1986.
- Memorandum of Understanding [Agreement Between United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), California Department of Forestry and Fire Protection (CDF), San Diego County Fire Chief's Association and the Fire District's Association of San Diego County.
- Stanislaus Audubon Society, Inc. v County of Stanislaus (5<sup>th</sup> Dist. 1995) 33 Cal.App.4<sup>th</sup> 144, 155-159 [39 Cal. Rptr.2d 54]. ([www.ceres.ca.gov](http://www.ceres.ca.gov))
- U.S. Army Corps of Engineers Environmental Laboratory. Corps of Engineers Wetlands Delineation Manual. U.S. Army Corps of Engineers, Wetlands Research Program Technical Report Y-87-1. 1987. (<http://www.wes.army.mil/>)
- U.S. Environmental Protection Agency. America's wetlands: our vital link between land and water. Office of Water, Office of Wetlands, Oceans and Watersheds. EPA843-K-95-001. 1995b. ([www.epa.gov](http://www.epa.gov))
- U.S. Fish and Wildlife Service and National Marine Fisheries Service. Habitat Conservation Planning Handbook. Department of Interior, Washington, D.C. 1996. ([endangered.fws.gov](http://endangered.fws.gov))
- U.S. Fish and Wildlife Service and National Marine Fisheries Service. Consultation Handbook: Procedures for Conducting Consultation and Conference Activities Under Section 7 of the Endangered Species Act. Department of Interior, Washington, D.C. 1998. ([endangered.fws.gov](http://endangered.fws.gov))
- U.S. Fish and Wildlife Service. Environmental Assessment and Land Protection Plan for the Vernal Pools Stewardship Project. Portland, Oregon. 1997.
- U.S. Fish and Wildlife Service. Vernal Pools of Southern California Recovery Plan. U.S. Department of Interior, Fish and Wildlife Service, Region One, Portland, Oregon, 1998. ([ecos.fws.gov](http://ecos.fws.gov))
- U.S. Fish and Wildlife Service. Birds of conservation concern 2002. Division of Migratory. 2002. ([migratorybirds.fws.gov](http://migratorybirds.fws.gov))
- CULTURAL RESOURCES**
- California Health & Safety Code. §18950-18961, State Historic Building Code. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Health & Safety Code. §5020-5029, Historical Resources. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Health & Safety Code. §7050.5, Human Remains. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Native American Graves Protection and Repatriation Act, (AB 978), 2001. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Public Resources Code §5024.1, Register of Historical Resources. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Public Resources Code. §5031-5033, State Landmarks. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Public Resources Code. §5097.9-5097.991, Native American Heritage. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- City of San Diego. Paleontological Guidelines. (revised) August 1998.
- County of San Diego, Local Register of Historical Resources (Ordinance 9493), 2002. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))
- Demere, Thomas A., and Stephen L. Walsh. Paleontological Resources San Diego County. Department of Paleontology, San Diego Natural History Museum. 1994.
- Moore, Ellen J. Fossil Mollusks of San Diego County. San Diego Society of Natural history. Occasional; Paper 15. 1968.
- U.S. Code including: American Antiquities Act (16 USC §431-433) 1906. Historic Sites, Buildings, and Antiquities Act (16 USC §461-467), 1935. Reservoir Salvage Act (16 USC §469-469c) 1960. Department of Transportation Act (49 USC §303) 1966. National Historic Preservation Act (16 USC §470 et seq.) 1966. National Environmental Policy Act (42 USC §4321) 1969. Coastal Zone Management Act (16 USC §1451) 1972. National Marine Sanctuaries Act (16 USC §1431) 1972. Archaeological and Historical Preservation Act (16 USC §469-469c) 1974. Federal Land Policy and Management Act (43 USC §35) 1976. American Indian Religious Freedom Act (42 USC §1996 and 1996a) 1978. Archaeological Resources Protection Act (16 USC §470aa-mm) 1979. Native American Graves Protection and Repatriation Act (25 USC §3001-3013) 1990. Intermodal Surface Transportation Efficiency Act (23 USC §101, 109) 1991. American Battlefield Protection Act (16 USC 469k) 1996. ([www4.law.cornell.edu](http://www4.law.cornell.edu))
- GEOLOGY & SOILS**
- California Department of Conservation, Division of Mines and Geology, California Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997. ([www.consrv.ca.gov](http://www.consrv.ca.gov))
- California Department of Conservation, Division of Mines and Geology, Fault-Rupture Hazard Zones in California, Special Publication 42, revised 1997. ([www.consrv.ca.gov](http://www.consrv.ca.gov))
- California Department of Conservation, Division of Mines and Geology, Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California, 1997. ([www.consrv.ca.gov](http://www.consrv.ca.gov))
- County of San Diego Code of Regulatory Ordinances Title 6, Division 8, Chapter 3, Septic Tanks and Seepage Pits. ([www.amlegal.com](http://www.amlegal.com))
- County of San Diego Department of Environmental Health, Land and Water Quality Division, February 2002. On-site Wastewater Systems (Septic Systems): Permitting Process and Design Criteria. ([www.sdcountry.ca.gov](http://www.sdcountry.ca.gov))
- County of San Diego Natural Resource Inventory, Section 3, Geology.
- United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. ([soils.usda.gov](http://soils.usda.gov))
- HAZARDS & HAZARDOUS MATERIALS**
- American Planning Association, Zoning News, "Saving Homes from Wildfires: Regulating the Home Ignition Zone," May 2001.
- California Building Code (CBC), Seismic Requirements, Chapter 16 Section 162. ([www.buildersbook.com](http://www.buildersbook.com))
- California Education Code, Section 17215 and 81033. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Government Code. § 8585-8589, Emergency Services Act. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Hazardous Waste and Substances Site List. April 1998.



([www.dtsc.ca.gov](http://www.dtsc.ca.gov))

California Health & Safety Code Chapter 6.95 and §25117 and §25316. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Health & Safety Code § 2000-2067. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Health & Safety Code. §17922.2. Hazardous Buildings. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Resources Agency, "OES Dam Failure Inundation Mapping and Emergency Procedures Program", 1996. ([ceres.ca.gov](http://ceres.ca.gov))

County of San Diego, Department of Environmental Health, Hazardous Materials Division. California Accidental Release Prevention Program (CalARP) Guidelines. (<http://www.sdcounty.ca.gov/>, [www.oes.ca.gov](http://www.oes.ca.gov))

County of San Diego, Department of Environmental Health, Hazardous Materials Division. Hazardous Materials Business Plan Guidelines. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

Uniform Building Code. ([www.buildersbook.com](http://www.buildersbook.com))

Uniform Fire Code 1997 edition published by the Western Fire Chiefs Association and the International Conference of Building Officials, and the National Fire Protection Association Standards 13 & 13-D, 1996 Edition, and 13-R, 1996 Edition. ([www.buildersbook.com](http://www.buildersbook.com))

#### HYDROLOGY & WATER QUALITY

American Planning Association, Planning Advisory Service Report Number 476 Non-point Source Pollution: A Handbook for Local Government

California Department of Water Resources, California Water Plan Update. Sacramento: Dept. of Water Resources State of California. 1998. ([rubicon.water.ca.gov](http://rubicon.water.ca.gov))

California Department of Water Resources, California's Groundwater Update 2003 Bulletin 118, April 2003. ([www.groundwater.water.ca.gov](http://www.groundwater.water.ca.gov))

California Department of Water Resources, Water Facts, No. 8, August 2000. ([www.dpl2.water.ca.gov](http://www.dpl2.water.ca.gov))

California Disaster Assistance Act. Government Code, § 8680-8692. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California State Water Resources Control Board, NPDES General Permit Nos. CAS000001 INDUSTRIAL ACTIVITIES (97-03-DWQ) and CAS000002 Construction Activities (No. 99-08-DWQ) ([www.swrcb.ca.gov](http://www.swrcb.ca.gov))

California Storm Water Quality Association, California Storm Water Best Management Practice Handbooks, 2003.

California Water Code, Sections 10754, 13282, and 60000 et seq. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

Colorado River Basin Regional Water Quality Control Board, Region 7, Water Quality Control Plan. ([www.swrcb.ca.gov](http://www.swrcb.ca.gov))

County of San Diego Regulatory Ordinance, Title 8, Division 7, Grading Ordinance. Grading, Clearing and Watercourses. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Groundwater Ordinance. #7994. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov), <http://www.amlegal.com/>)

County of San Diego, Project Clean Water Strategic Plan, 2002. ([www.projectcleanwater.org](http://www.projectcleanwater.org))

County of San Diego, Watershed Protection, Storm Water Management, and Discharge Control Ordinance, Ordinance

Nos. 9424 and 9426. Chapter 8, Division 7, Title 6 of the San Diego County Code of Regulatory Ordinances and amendments. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego. Board of Supervisors Policy I-68. Diego Proposed Projects in Flood Plains with Defined Floodways. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

Federal Water Pollution Control Act (Clean Water Act), 1972, Title 33, Ch.26, Sub-Ch.1. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

Freeze, Allan and Cherry, John A., Groundwater, Prentice-Hall, Inc. New Jersey, 1979.

Heath, Ralph C., Basic Groundwater Hydrology, United States Geological Survey Water-Supply Paper, 2220, 1991.

National Flood Insurance Act of 1968. ([www.fema.gov](http://www.fema.gov))

National Flood Insurance Reform Act of 1994. ([www.fema.gov](http://www.fema.gov))

Porter-Cologne Water Quality Control Act, California Water Code Division 7. Water Quality. ([ceres.ca.gov](http://ceres.ca.gov))

San Diego Association of Governments, Water Quality Element, Regional Growth Management Strategy, 1997. ([www.sandag.org](http://www.sandag.org))

San Diego Regional Water Quality Control Board, NPDES Permit No. CAS0108758. ([www.swrcb.ca.gov](http://www.swrcb.ca.gov))

San Diego Regional Water Quality Control Board, Water Quality Control Plan for the San Diego Basin. ([www.swrcb.ca.gov](http://www.swrcb.ca.gov))

#### LAND USE & PLANNING

California Department of Conservation Division of Mines and Geology, Open File Report 96-04, Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production Consumption Region, 1996. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Environmental Quality Act, Public Resources Code 21000-21178; California Code of Regulations, Guidelines for Implementation of CEQA, Appendix G, Title 14, Chapter 3, §15000-15387. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California State Mining and Geology Board, SP 51, California Surface Mining and Reclamation Policies and Procedures, January 2000. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

County of San Diego, Board of Supervisors Policy I-84: Project Facility. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

County of San Diego, Board Policy I-38, as amended 1989. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

County of San Diego, General Plan as adopted August 3, 2011. ([ceres.ca.gov](http://ceres.ca.gov))

County of San Diego. Resource Protection Ordinance, compilation of Ord.Nos. 7968, 7739, 7685 and 7631. 1991.

Design Review Guidelines for the Communities of San Diego County.

#### MINERAL RESOURCES

National Environmental Policy Act, Title 42, 36.401 et. seq. 1969. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

Subdivision Map Act, 2011. ([ceres.ca.gov](http://ceres.ca.gov))

U.S. Geologic Survey, Causey, J. Douglas, 1998, MAS/MILS Mineral Location Database.

U.S. Geologic Survey, Frank, David G., 1999, (MRDS) Mineral Resource Data System.

**NOISE**

- California State Building Code, Part 2, Title 24, CCR, Appendix Chapter 3, Sound Transmission Control, 1988. .  
([www.buildersbook.com](http://www.buildersbook.com))
- County of San Diego Code of Regulatory Ordinances, Title 3, Div 6, Chapter 4, Noise Abatement and Control, effective February 4, 1982. ([www.amlegal.com](http://www.amlegal.com))
- County of San Diego General Plan, Noise Element, effective August 3, 2011. ([ceres.ca.gov](http://ceres.ca.gov))
- Federal Aviation Administration, Federal Aviation Regulations, Part 150 Airport Noise Compatibility Planning (revised January 18, 1985). (<http://www.access.gpo.gov/>)
- Harris Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment*, April 1995.  
(<http://ntl.bts.gov/data/rail05/rail05.html>)
- International Standard Organization (ISO), ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747. ([www.iso.ch](http://www.iso.ch))
- U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch. "Highway Traffic Noise Analysis and Abatement Policy and Guidance," Washington, D.C., June 1995. (<http://www.fhwa.dot.gov/>)

**POPULATION & HOUSING**

- Housing and Community Development Act of 1974, 42 USC 5309, Title 42--The Public Health And Welfare, Chapter 69--Community Development, United States Congress, August 22, 1974. ([www4.law.cornell.edu](http://www4.law.cornell.edu))
- National Housing Act (Cranston-Gonzales), Title 12, Ch. 13. ([www4.law.cornell.edu](http://www4.law.cornell.edu))
- San Diego Association of Governments Population and Housing Estimates, November 2000. ([www.sandag.org](http://www.sandag.org))
- US Census Bureau, Census 2000. (<http://www.census.gov/>)

**RECREATION**

- County of San Diego Code of Regulatory Ordinances, Title 8, Division 10, Chapter PLDO, §810.101 et seq. Park Lands Dedication Ordinance. ([www.amlegal.com](http://www.amlegal.com))

**TRANSPORTATION/TRAFFIC**

- California Aeronautics Act, Public Utilities Code, Section 21001 et seq. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Department of Transportation, Division of Aeronautics, California Airport Land Use Planning Handbook, January 2002.
- California Department of Transportation, Environmental Program Environmental Engineering – Noise, Air Quality, and Hazardous Waste Management Office. "Traffic Noise Analysis Protocol for New Highway Construction and Reconstruction Projects," October 1998. ([www.dot.ca.gov](http://www.dot.ca.gov))
- California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Street and Highways Code. California Street and Highways Code, Section 260-283. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- County of San Diego, Alternative Fee Schedules with Pass-By Trips Addendum to Transportation Impact Fee Reports, March 2005.  
(<http://www.sdcounty.ca.gov/dpw/land/pdf/TransImpactFee/attach.pdf>)

- County of San Diego Transportation Impact Fee Report. January 2005. (<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)
- Fallbrook & Ramona Transportation Impact Fee Report, County of San Diego, January 2005.  
(<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)
- Office of Planning, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, April 1995.
- San Diego Association of Governments, 2020 Regional Transportation Plan. Prepared by the San Diego Association of Governments. ([www.sandag.org](http://www.sandag.org))
- San Diego County Regional Airport Authority ALUCP'S  
([http://www.san.org/sdcraa/airport\\_initiatives/land\\_use/adopted\\_docs.aspx](http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx))
- US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77. ([www.gpoaccess.gov](http://www.gpoaccess.gov))

**UTILITIES & SERVICE SYSTEMS**

- California Code of Regulations (CCR), Title 14. Natural Resources Division, CIWMB Division 7; and Title 27, Environmental Protection Division 2, Solid Waste.  
([ccr.oal.ca.gov](http://ccr.oal.ca.gov))
- California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))
- Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992.  
([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))
- United States Department of Agriculture, Natural Resource Conservation Service LESA System.
- United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973.
- US Census Bureau, Census 2000.
- US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77.
- US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.
- US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.



Attachment "B"



## County of San Diego

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcountry.ca.gov/pds](http://www.sdcountry.ca.gov/pds)

**DARREN GRETLER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

### NOTICE OF PREPARATION DOCUMENTATION

**DATE:** September 11, 2014

**PROJECT NAME:** North County Environmental Resources (NCER) Recycling Facility

**PROJECT NUMBER(S):** PDS2008-3500-08-015; PDS2013-BC-13-0019

**PROJECT APPLICANT:** Arie DeJong, Hilltop Group Inc.

**ENV. REVIEW NUMBER:** PDS2008-3910-08-08-012

### PROJECT DESCRIPTION:

The project is a recycling facility for tree waste chipping and grinding; the recycling of wood and construction debris ("C&D wood"); and the recycling of concrete, asphalt, and inert material from demolition projects ("CDI debris"). Only pre-sorted, non-contaminated tree trimmings, wood and construction debris would be accepted for processing and there would be no composting or acceptance of solid waste. The proposed NCER facility would likely require permits for both a Medium Volume CDI facility, regulated by CCR Title 14, Division 7, Chapter 3.0, Article 5.9 Section 17383.5, and a Compostable Material Chipping and Grinding permit. NCER is anticipated to release two truckloads per day (approximately 48 tons per day, 15,000 net tons annually) of finished product. The daily maximum combined process tonnage of C&D wood debris and/or CDI debris allowed by the Local Enforcement Agency (LEA) is 174 tons. The proposed project consists of a 12,000-square foot steel building, 100,000 gallon water tank, a security trailer, truck scales, and up to twenty (60 feet by 60 feet by 18 feet high) adjustable storage containers. The facility would operate six days a week, Monday through Saturday, from 5:00 AM to 7:00 PM. Solid waste permits are required by the County Local Enforcement Agency (LEA) in conformance with state and County regulations. A Site Plan is required in conformance with the County Zoning Ordinance and a Habitat Loss Permit is required in conformance with the Natural Communities Conservation Planning Act. The project also includes a Boundary Adjustment between APNs 187-100-35 and 187-100-37 to provide a buffer to residential property. Combined, the project site totals 139.5 gross acres (135.6 net acres). The proposed NCER Recycling Facility would be constructed on a 35.5 acre parcel in the southeast corner of the site. Regional access is provided by I-15 to the Deer Springs Road exit and local access to the site is provided by a private easement road via Mesa Rock Road. Fire protection services would be provided by the Deer Springs Fire



- 2 -

Protection District, potable water would be provided by the Vallecitos Water District, and an onsite septic system is proposed. See the attached Initial Study for a more detailed project description.

**PROJECT LOCATION:**

The project is located at 25568 Mesa Rock Road in the North County Metropolitan Subregional Plan Area (Twin Oaks Sponsor Group Area) within the unincorporated area of San Diego County. The project site encompasses six commonly owned separate parcels of real property identified as San Diego County Assessor Parcel Numbers (APNs) 187-100-23, 187-100-31, 187-100-33, 187-100-35, 187-100-37, and 187-100-38. See attached regional location map and USGS project location map.

**PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

- Aesthetics
- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise

**Attachments:**

- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study

Attachment "C"



**Ehsan, Beth**

---

**From:** Doug Alter <dougalter@cox.net>  
**Sent:** Saturday, October 04, 2014 7:51 PM  
**To:** Ehsan, Beth  
**Subject:** North County Environmental Resources (NCER) Recycling Facility;

1. North County Environmental Resources (NCER) Recycling Facility; PDS2008-3500-08- 015; PDS2013-BC-13-0019; Environmental Review Number PDS2008-3910-08-08-012

I am concerned that this project is a very poor fit for the area, even though the zoning permits light industrial, this project has too many negative effects. Not just a traffic impact, but from lots of heavy duty trucks, creating more noise. Noise pollution from long hours of heavy machinery in the open grinding, crushing and moving the debris and the resultant product. The surrounding business and industry on both sides of I-15 in that area are agriculture in nature, I think that type of industry would be an excellent fit, not a Dump/recycling plant. This project will not enhance the area, it will only damage it, and curtail future appropriate development.

Douglas Alter

2080 Garden Valley Glen

Escondido, CA 92026

**Ehsan, Beth**

---

**From:** Mike Bargman <mikebarg@dpr.com>  
**Sent:** Monday, October 13, 2014 6:44 AM  
**To:** Ehsan, Beth  
**Cc:** Richard Savinda  
**Subject:** Proposed Waste recycling plant at Mesa Rock Road

Beth,  
As a homeowner in the Jesmond Dene area of Escondido, I am very concerned about the proposed recycling plant at Mesa Rock Road. The noise and dust and traffic around this plant will ruin our pleasant community. We are directly across the freeway from this proposed location and the noise will definitely be a major impact to our property values. I am in the construction industry and I am aware of how much noise and dust is created by concrete crushing and breaking activities. Please help these people to understand the impacts this will have on our quality of life.  
Thank You,  
MB

Michael Bargman  
DPR Construction

(619) 719-7842 cell  
(858) 430-5836 fax  
[mikebarg@dpr.com](mailto:mikebarg@dpr.com)



**Ehsan, Beth**

---

**From:** thebarg@cox.net  
**Sent:** Monday, October 13, 2014 11:56 AM  
**To:** Ehsan, Beth  
**Subject:** NCER Waste Project

Good afternoon Beth,

We would like to express our concern over the NCER Waste Project being considered. We believe the proximity to homes in the area will result in dirt and dust exposure as well as an increase in noise, which will cause home values to decline and discourage home ownership in the area. This in turn hurts our local schools and local economy. Please consider an alternative site for this plan further up the I-15 corridor where there are fewer impacted residential areas.

Thank you,

Michael and Donna Bargman  
2912 Jesmond Dene Heights Road  
Escondido, CA 92026

**Ehsan, Beth**

---

**From:** Kimberly Berman <kberman@bridgesaba.com>  
**Sent:** Tuesday, October 07, 2014 8:14 AM  
**To:** Ehsan, Beth  
**Subject:** NCER Waste Project

As a new resident of Jesmond Dene Heights, I am very concerned about this proposed waste "recycling" plant at Mesa Rock Road. Had we understood the nature of this project so close to home, we may have chosen to buy elsewhere. We are extremely concerned about the decline of value of our home, as well as the everyday implications of living so close to a site of this nature (noise, pollution, debris, health risks). We chose to live in a quiet, secluded part of town, so to have a project of this magnitude directly across from our community is upsetting. Thank you for taking our comments into consideration. Sincerely,  
Kim Berman

***Kimberly Schmittou Berman, MSW, BCBA***

Founder/Executive Director

ABA Education Foundation

P: 619.840.9993

F: 619.220.0215

[www.bridgesaba.com](http://www.bridgesaba.com)

The materials in this e-mail are private and may contain Protected Health Information. Please note that e-mail is not necessarily confidential or secure. Your use of e-mail constitutes your acknowledgment of these confidentiality and security limitations. If you are not the intended recipient, be advised that any unauthorized use, disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender via telephone or return e-mail.

The Behavior Analyst Certification Board ("BACB") does not sponsor, approve, or endorse Bridges Educational Corporation or the materials, information, or sessions identified herein.



From: Barbara B. <[cagirl97@gmail.com](mailto:cagirl97@gmail.com)>

Date: Tue, Jul 30, 2013 at 4:31 PM

Subject: ADJ Site Plan 08-015\_Proposed Recycle Plant

To: [david.sibbet@sdcounty.ca.gov](mailto:david.sibbet@sdcounty.ca.gov), [beth.ehsan@sdcounty.ca.gov](mailto:beth.ehsan@sdcounty.ca.gov), [bill.horn@sdcounty.ca.gov](mailto:bill.horn@sdcounty.ca.gov), [sabed@escondido.org](mailto:sabed@escondido.org), [odiaz@escondido.org](mailto:odiaz@escondido.org), [egallo@escondido.org](mailto:egallo@escondido.org), [mmorasco@escondido.org](mailto:mmorasco@escondido.org), [imasson@escondido.org](mailto:imasson@escondido.org), [greg.cox@sdcounty.ca.gov](mailto:greg.cox@sdcounty.ca.gov), [dianne.jacob@sdcounty.ca.gov](mailto:dianne.jacob@sdcounty.ca.gov), [dave.roberts@sdcounty.ca.gov](mailto:dave.roberts@sdcounty.ca.gov), [ron-roberts@sdcounty.ca.gov](mailto:ron-roberts@sdcounty.ca.gov)

To all parties concerned,

I am writing to share my thoughts regarding the proposed recycling plant on Mesa Rock Road in Escondido. I am very concerned about the many negative impacts it would have on our personal and community quality of life.

#### **TRAFFIC NOISE:**

We live in Deer Springs Oaks, which is a senior community located at the intersections of Mesa Rock Road, Deer Springs Road, and the I-15 highway southbound ramp.

We have lived here for five years and we really enjoy it. Although we have noticed the traffic increasing at an alarming rate, we have taken steps to compensate for the increased traffic noise and pollution. Since we are on a corner lot that fronts Mesa Rock Road, we are limited in our efforts to further shield ourselves from the increased truck traffic that would come from the plant. (Please see attached images)

With my pictures, I hope to give you the feel of where we live so you can experience our concerns regarding this recycle/concrete crushing plant. Undoubtedly, all **loud diesel trucks** will go past this intersection. We would have to listen to the sounds all day, from early morning to early evening, 6 days a week!! We would hear the Jake brakes all day long because the intersection for Deer Springs Road is only a very short distance to the left of the stop sign you see in my pictures. Since it runs parallel to the I-15, most traffic on Mesa Rock Road goes above the speed limit. The trucks going to and from the recycle plant would be no different and would have to use their loud compression brakes to stop at the light on Deer Springs Road.

Try to imagine, if you would, the SUV on my picture as being a tandem-style diesel truck flying down Mesa Rock Road piled high with concrete, broken drywall, or all sorts of trash, leaving a trail of droppings as it hurries to reach its destination so it can unload and go to get another load. Time is money\$\$! Those trucks would make our lives unbearable here.

A sound wall would not even help us because of our proximity to Mesa Rock Road. The cars on the roads and highway are not the problem; it is the trucks that cause a major noise nuisance. I can't even begin to imagine 80 or more diesel trucks going past our home 6 days a week, and up to 14 hours a day (from 5 am to 7 pm)!!

Please put yourselves in our place. Would you want this recycle plant located in your neighborhood??

Besides Deer Springs Oaks, there are many beautiful homes located near us that front Mesa Rock Road. There is also a gorgeous housing development (High Point) that is under way. No one will want to buy an expensive luxury home located near a recycle plant with noisy trucks going up and down the road everyday!!

#### AIR POLLUTION:

Based on the reports I read from San Diego County, air pollution/quality is a major concern. Living so closely to a highly trafficked intersection, we see the air pollution in a very tangible way. The residual contaminating particles in the air settle on our home, both inside and outside; it is a greasy film that coats surfaces. Since this proposed recycle plant will also be doing concrete crushing and handling hazardous materials, the dust from the trucks as well as the plant will add major pollutants to our air. I can only imagine the additional negative impacts it will have on our physical bodies. Common sense dictates that eighty or more trucks passing by our home on Mesa Rock Road will undoubtedly have a devastating effect on our health and well-being!! We will not be able to live outside the walls of our home to enjoy our beautiful surroundings. I shudder to think of it!

#### ILLEGAL DUMPING:

*Side note:* This situation brings back childhood memories. About 50 years ago, I lived in Pennsylvania. At that time, we had to take the trash to the city dump. After all these years, I still remember the drive there very vividly. The roadway outside the dump was always littered with garbage, the same things I'm seeing on Mesa Rock Road. It was so unsightly and left an indelible impact on my mind. Even as a child, I couldn't understand



why they would have such an undesirable, filthy and dirty place located so close to where people lived!! I don't know which came first, the dump or the residential area, but either way they don't belong in such close proximity to each other!! What were they thinking?? Later, in the 1970's, the dump was covered over with landfill and the city made a park area for the residents, but the memory has not disappeared!

Because Mesa Rock Road is very rural and very secluded, it invites garbage dumping at night. In the past 5 years, I have had to call SD County many times to have the trash removed. Large ticket items as well as bags of garbage find their way to Mesa Rock Road: washers, mattresses, tires, televisions, etc. Because there was so much litter on the sides of Mesa Rock Road at the time of my last call to the county earlier this year, it warranted using the chain-gang to come and clean up the area. It took 2 days to complete the cleanup with many workers being utilized!!

My point is this: if we have so much dumping taking place now on Mesa Rock Road, I have reason to believe that it will increase to a much grander scale. This proposed recycling plant is nothing more than a *glorified garbage dump!* It will invite more people to bring their trash in the middle of the night, knowing that either the county or the owners of the recycle plant will have to pick it up. This will be especially true if there are fees charged to bring recycled items to the plant. I'm certain that the county, not the recycle plant, will have to clean up the mess and pay for it with our tax dollars!!

#### DECREASED PROPERTY VALUES:

If this recycle plant is permitted, it will have a detrimental effect on the value of our properties. We are not looking to relocate, but those who do want to sell their homes would have great difficulty. With all the items I mentioned above, the marketability of homes located on Mesa Rock Road/Deer Springs Road and the surrounding areas will be impacted in a very negative way. It would be devastating!

In conclusion, Deer Springs Oaks has been here for over 50 years. When it was first established in 1959/60, the surrounding area was very serene; Old 395 was the only major thoroughfare! I imagine it must have been paradise! It still has that 'living in the country' feel to those of us who live here now. We want to keep it that way!

Living in this prime location with such valuable highway access, I realize that growth and development are inevitable in the upcoming years; however, I hope to see more mutually

beneficial projects presented to the county for our area. I hope they are ones that don't include garbage, recyclables, waste matter of any kind, or a steady flow of truck traffic on Mesa Rock Road a daily basis!

I have faith and I trust that the city of Escondido and the county of San Diego will do the right thing. I am pleading with you to vote against this recycle plant, thereby preserving our beautiful countryside community and neighborhood... our home!!

Sincerely,

Barbara Bernatovich, Peter Rohrich

1299 Deer Springs Road, San Marco, CA

5 attachments — [Download all attachments](#) [View all images](#)



**View of Mesa Rock Road Intersection from our yard.JPG**  
2826K [View](#) [Download](#)



**View of Mesa Rock Road from our driveway.JPG**  
2523K [View](#) [Download](#)





**View from our yard of traffic on I-15  
ramp.JPG**

2655K [View](#) [Download](#)



**SUV on Mesa Rock Road from our  
driveway.JPG**

2675K [View](#) [Download](#)



**View of Mesa Rock Road, Deer Springs  
Road, and I-15 from our back yard.JPG**

2564K [View](#) [Download](#)

**Ehsan, Beth**

---

**From:** Royalviewranch@aol.com  
**Sent:** Friday, October 10, 2014 10:14 AM  
**To:** Loy, Maggie A  
**Cc:** Ehsan, Beth  
**Subject:** N C Environmental NOP comments

October 8, 2014

Allen F. & Karen Binns  
2637 Deer Springs Place  
San Marcos, CA 92069-9761  
760-744-5916  
[royalviewranch@aol.com](mailto:royalviewranch@aol.com)

Maggie Loy  
County of San Diego  
Planning and Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

**RE: North County Environmental Resources PDS2008-3500-080-015; PDS2013-BC-13-0019; PDS2008-3910-08-08-012**

**NOP Comments**

Dear Ms. Loy,

We would like to thank you for the opportunity to comment on this Notice of Preparation.

We have been following this project from its beginnings. We were opposed to the rezone of this property to the current status of High Intensity Industrial. There has been a lot of Community opposition with this project also.

We have several topics of concern, however our comments will be just a brief outline.

**Air Quality:**

Most of the people who live near the site are elderly people who have breathing issues. The Deer Springs Mobile Home Park is nearby. That is an elderly mobile home park. People with asthma will also be affected by the dust generated by this site and its truck traffic, as well as the activities onsite such as blasting, rock crushing, etc.

Will the trucks be covered when they are arriving and leaving the site?

**Noise:**



The Twin Oaks Community Sponsor Group is very concerned with the hours of operation, and why they are so long? They are from 5 am to 7 pm Monday thru Saturday. Most business start at 7 am and close around 4:00 or 5:00 pm. The truck scales do not even open until 7 am. What type of business will they be conducting at such an early hour? What type of noise will this generate? This will be a real hardship for the neighbors to this project. They will be listening to large trucks idling as they are staging before 5 am to enter the site. There is a noise ordinance that needs to be adhered to. It starts at 7 am.

How will the project be able to adhere to the Noise Ordinance with the type of demolition such as rock crushing, blasting, etc., that they will be conducting?

What will the containers be made of? Will they be metal containers? The neighbors will be exposed to the constant "clanging" every time something is dumped into the containers.

Construction activities for the site will occur Mondays thru Fridays between 6 am and 5 pm. Why are they starting construction so early in the morning? There is a noise ordinance to adhere to and that is why most construction business do not start before 7 am.

#### **Environmental Hazards:**

Another concern is the hazardous waste issue. The workers at the project site are going to look at the load when they enter. Who is to say that the hazardous materials are not going to be placed in the center of the load where they will not be detected. What happens if they are then detected after the load has been dumped and the dumping party has left the site?

#### **Fire Plan:**

The NOP states that C&D mulch can stay on site for 90 days. Our fear is for a mulch fire on site. Last year there were several mulch fires around the county and they burned for days. How will the Fire Plan address this?

#### **Water:**

We are in a severe drought, yet they plan to use a tremendous amount of water. Is this water truly available or is it "just on paper"?

#### **Traffic:**

The project is only allowed 2 outbound trucks per day. We know that that will not be economically feasible. How will the EIR address this?

There is also the devaluation of property for those who live next to the site. The devaluation of property values will cause a decline in the comparison value or "comps" for people who are trying to sell their property who may not even live next to the site.

The project applicant is notorious for not getting the appropriate licenses. The Community is aware of this and is quite skeptical that he will adhere to the rules and conditions he needs to follow. The Community is also concerned with "piece-mealing" where the applicant understates his project to get approval and then after approval increases his capacity.

Once again thank you for listening to our concerns regarding this Notice of Preparation.

We hope these issues will be discussed in the EIR.

Sincerely,

Allen F. Binns  
Karen Binns



October 10, 2014

Beth Ehsan, Project Manager

5510 Ruffin Rd, Suite 310

San Diego, CA 92123

Dear Ms Ehsan,

Thank you for this opportunity to comment on the preparation of the Environmental Impact Report (EIR) for the proposed Recycling Facility by the Hilltop Group Inc. Your letter to the applicant dated August 12, 2014 which included an Initial Study was extremely thorough. We would like to reconfirm our concerns with the potentially significant impacts that were identified, as well as additional impacts identified below.

Initially, we request that the project applicant be required to provide analyses that include the possible future, full build-out, worst-case scenario. The project applicants have presented their proposed recycling plant project with limited information and specifics. Yet, the specifics that have been provided indicate future growth and are not consistent with their stated plans, as identified by other reviewers. As you are aware, it is far too easy to obtain a final decision of approval on a proposed project, and then the next day, start the process for increasing the scope of the existing project. This is incrementation and is not permitted by law. Therefore, this environmental analysis should include any future uses of the site, including the potential for future growth incorporating a worst-case scenario (or full build-out). Without this part of the analysis, neither the County nor the Public has an opportunity to assess the long range, full impacts of the proposal. This is the proverbial "foot in the door" scenario, and once it is allowed, there is no potential for reversal or informed long range planning. Additionally, requiring the applicant to provide analyses incorporating a full, future worst-case build-out scenario is justified based on the mapped areas not being identified for permanent open-space as clear indicators of future expansion. The current plot plan identifies a 100-ft buffer zone between the area proposed as biological open space and a "building zone". This clearly indicates an intention for future development. Therefore, full buildout is foreseeable, and should be analyzed.\_

Many proposed development projects, including large ones, have between 1-3 areas where there is a potential for significant impacts. This project has identified 7 areas, and I believe there are more. Vibration should be analyzed as there is a high potential for significant (and unmitigable) effects to result from this project. Once all recycling equipment is identified, we are confident there will be vibration impacts from their use, based on crushing and direct-impact, repetitive types of material reduction. A Vibration Analysis has been included in many proposed recycling project EIR's, and should

be required for this project, especially considering the nearby proximity to residential areas in nearly all directions. Being adjacent to a freeway does not mitigate any potentially significant impacts as this facility is situated much higher in elevation than the freeway. Therefore, we request you require a Vibration Study as part of the Noise Study in the Environmental Impact Report.

Additionally, as part of the Noise and Vibration Study, because this facility is proposing to operate 6 days a week, 14 hours a day, a detailed analysis based on hourly prediction models, using current and future traffic models should be required. The Noise and Vibration impacts will be quite different at different times of the day. All sensitive locations with a potential for significant negative impacts should be identified, and these areas should be analyzed as part of the hourly prediction models.

We believe once the true Project Description with all foreseeable equipment and future use is identified, there is likely a potential for significant cumulative impacts on Traffic. Again, sensitive locations should be identified, such as the Deer Springs exit and the roads that feed into it. Although the applicant has only identified a limited number of truck trips as part of the project; this number will clearly be much higher once the facts of the intended facility (and future build-out, worst-case scenario) are shown. As discussed above, as the analyses for this proposed project are conducted, they should include foreseeable areawide future growth and their worst case scenarios as well. Other commentors have exposed inconsistencies and generalizations within the project description to date and they have used clear calculations to show that the applicants are likely intending for this facility to grow, since the proposed infrastructure is significantly above what the proposed project would require, whether they admit to it or not. The Noise, Vibration and Traffic studies should include worst case scenarios using future full potential build-out of the Recycling Facility and include all proposed development projects in the area, including the proposed relatively adjacent Miriam Mountain development project and its full build-out scenario, which is in its early planning stages at this time. The Cumulative Impacts of both the proposed Recycling Facility, along with the Miriam Mountain development project, needs to be fully addressed to determine the resulting impact from all new sources (e.g. Traffic, Noise and Vibration, dust and Air Quality, Visual, etc.

Along with the potentially significant impacts associated with Noise, Vibration and Traffic, the potential for fugitive dust and Air Quality should be analysed using the full future potential build-out worse-case scenario. This area of concern has been addressed by other reviewers.

We would also like to reiterate the concern over potential significant Visual Impacts. This proposed project is the only project on a virtually undisturbed hillside corridor. Although some graded firebreaks do occur, these are not generally visible nor extensive. The hillside corridor is largely undisturbed, undeveloped and natural and any development would be a significant visual impact. Again, being adjacent to the I-15 freeway does not mitigate this impact, as the proposed industrial facility is much higher in elevation and is directly across extensive residential areas. Additionally, the analyses may try to indicate that the residential areas are low density and are already impacted by the freeway. This would be incorrect. The freeway was already in existence when the homes were built and there are many areas of high-density residential use. Again, the proposed facility is much higher in elevation and therefore the existing impacts from the freeway do not mitigate or reduce the possible impacts from the

proposed project. (The existing illegal grading that has already occurred should be remediated or left to naturally return back to its previous native condition regardless of the environmental review currently being conducted.)

In addition, we request that the project applicant be required to include a Socio-Economic section in the Land Use analysis that includes impacts from full build-out, worst-case scenario on existing home values and quality of life. This type of land use is clearly inconsistent and incompatible with residential quality of life and home values, and therefore, although not previously identified, a potential for significant negative Land Use impacts is possible. Although the project may be consistent with current Zoning Ordinance and Land Use plans, a future, full build-out worst-case scenario would not be consistent, and would require a change to the Zoning Ordinance. This is further justification to require the project applicant to provide future possible full build-out, worse-case scenarios in the analyses.

In summary, we ask the following:

1. Require the project applicant to prepare ALL analyses to include the future, full build-out, worst-case scenario.
2. Include a Vibration Analysis as part of the Noise study and include hourly prediction models with areas of sensitivity identified.
3. Require Cumulative Impacts analyses to be specific when identifying future, full build-out, worst-case scenarios and impacts from this and other projects.
4. Require a Socio-Economic analysis as part of Land Use analysis using the full build-out, worst-case scenario and its impacts on quality of life and home values. Identify the impacts on Land Use as potentially significant.

Again, thank you for the opportunity to comment on the preparation of the Environmental Impact Report for the proposed Recycling Facility. We believe the results of the analyses will provide overwhelming evidence that the proposed Recycling Facility project is ill conceived. We look forward to our next opportunity to review.

Sincerely,

David and Timarie Bixler

25553 Jesmond Dene Rd.

Escondido, CA 92026



**Ehsan, Beth**

---

**From:** lmsox@cox.net  
**Sent:** Monday, September 29, 2014 9:29 PM  
**To:** Ehsan, Beth  
**Cc:** whsox@cox.net  
**Subject:** NCER Response to EIR on Sept. 24, 2014.

Hi Beth,

Thank you for the opportunity to respond to the NCER project proposed at 25568 Mesa Rock Road in Escondido, CA. The proposed NCER project is approximately 1 mile west of our home the way the crow flies. The property lies directly in our line of sight from our backyard. I have many concerns of which I will start to list.

1) Starting at 5:30 AM the noise from the freeway is carried from the west to the east. When the weather is cool, the noise is amplified. If I can hear independent diesel trucks on the freeway, I am sure to hear the operation of a crushing plant located adjacent to the freeway. We DO NOT want this added and constant noise.

2) I believe the intent of the owner of NCER is to support the City of San Marcos in the city's quest for redevelopment. I believe that the material planned to be crushed will be from homes and buildings built prior to 1970 with many even into the 1950s. With that said, old homes and buildings carry a large risk of mold, mildew, asbestos and lead. The prevailing winds from west to east will carry these contagions that cause respiratory problems. These contagions will affect hundreds of homeowners East of the proposed NCER facility in addition to over one thousand elementary school children in attendance at Reidy Creek Elementary school and North Broadway elementary school.

3) In regards to Hazardous loads, NCER proposes (page 7, paragraph three): "All NCER supervisors, equipment operators and employees will be trained in the recognition of hazardous waste or suspicious loads, including being trained as Certified Asbestos Consultants." Looking at the Cal/OSHA site, the annual cost of one license is \$500. Before one can attain a license, a person has to attend an approved Asbestos Hazard Emergency Response Act Program, AHERA certification class. California State exams are administered in two locations: one in Los Angeles the other in Sacramento. To complete the CAC training, the following was copied from the Cal OSHA web site.

Required Professional Work Experience and Education consisting of any one of the following:

A. One year of asbestos related experience and a Bachelor of Science degree in Engineering, Architecture, Industrial Hygiene, Construction Management, or a related biological or physical science; or

B. Two years of asbestos related experience and a Bachelor's degree; or

C. Three years of asbestos related experience and an Associate of Arts degree in Engineering, Architecture, Industrial Hygiene, Construction Management, or a related biological or physical science; or

D. Four years of asbestos related experience and a High School Diploma or its equivalent.

NOTE: Asbestos related work experience cannot be credited until the first approved AHERA initial course has been completed.

Do you really believe that all employees will have the qualifications to be trained as CAC's?

4) We have a small grove of avocados and fruit. I am concerned about soil contamination (lead) and pests that will destroy our grove.

Thank you again for your time.

Laura Bowersox  
25240 Jesmond Dene Hts. Place  
Escondido, CA 92026

**Ehsan, Beth**

---

**From:** whsox@cox.net  
**Sent:** Saturday, September 27, 2014 1:23 PM  
**To:** Ehsan, Beth; Laura  
**Subject:** NCER

Beth,

Thank you for hosting the meeting for comments on the EIR for the NCER facility. I live at 25240 Jesmond Dene Heights Place, Escondido, CA. I am actually in the County. From my backyard have a great view of the proposed facility. Also had a great view a few years back when the owner of the property was doing illegal grading and then started storing almost 100 port-a-potties. Not a great sight.

This action certainly calls into the question the owners willingness to abide by existing zoning laws.

There are a few things I am really concerned about:

1. I can hear the traffic noise from I~15 quite well. What is it going to sound like when the crusher starts working potentially at 5:00 AM.

How are they going to abate this noise!!!

2. Most of the time the wind blows from the west to the east and since I am almost directly East, I have a major concern about what I

will be breathing. You cannot visually inspect for lead or asbestos. Requires testing. This worries me personally and as concerned

citizen since there are two elementary schools half mile further East of this potential hazardous dust! The owner of this property has

already shown he doesn't mind breaking a few laws.

Sincerely

William H. Bowersox



**Ehsan, Beth**

---

**From:** Connie Braun <CBConsult@cox.net>  
**Sent:** Monday, October 06, 2014 8:47 AM  
**To:** Ehsan, Beth  
**Cc:** 'Patti DeLise'  
**Subject:** ADJ-North County Environmental Resources - Mesa Rock recycle facility

Dear Ladies & Gentlemen:

I am very concerned about the impact the Mesa Rock Recycle plant will have on the surrounding community. I live nearby. The noise, dust, debris, smell and traffic will have a undeniable impact on the community and homeowners in the area.

I worked with the company that ran the Sycamore site and the Twin Oaks site. The goal for the operation is to move as much material as possible or there is no reason to be in business. The EIR suggests that there would be only 2 outbound truck loads per day. How big are those trucks? I ride my bicycle on that road as do many other people. How many inbound trucks will that involve? During the construction phase, 44 truck trips a day? During operation, the site will be open 6 days a week from 5:00-7:00 daily. Traffic on Mesa Rock will be unacceptable for the residents.

I strongly urge the County of San Diego and other permitting agencies to deny the permit. Please do not allow this commercial enterprise to affect our view, our air quality, our road safety, our homes and our community.

We live in a beautiful place. Please protect it.

Connie Braun

**Ehsan, Beth**

---

**From:** Vicki Broughton <vmbroughton@cox.net>  
**Sent:** Saturday, October 04, 2014 3:34 PM  
**To:** Ehsan, Beth  
**Subject:** Waste and Construction waste Recycling Facility- Mesa Rock Rd  
**Attachments:** sensitive environment 2004.jpg; sensitive sign 2.jpg

Dear Ms Ehsan,

I live at 2191 Rockhoff Rd, just over the hill from where this Concrete Crushing/ Construction Waste facility is planned.

A year and a half ago or so I got involved and was in opposition then, as I am now. However, I have been busy with the upcoming Nov 4th election so I have not gotten as involved as I should have. Please do not interpret that as not caring about this issue, but just the busy time when these two coincide- both of which are important to me.

As you study the impacts on the environment, the roads and the neighborhood please consider these points.

- This is the worst possible location for a facility of this sort. This should be in an industrial area easily accessed by freeway ramps. If you know our area you know that there is no easy access to this facility except on frontage roads along what has been a peaceful area with nice homes, a winery and event venue, and nurseries. Cyclists use these frontage roads frequently also. The traffic alone will be a disaster. The project proponent tries to convince us that these trucks will use some route they recommend, when in fact we know that the trucks will soon find alternate ways to reach this area by driving on narrow unimproved county streets like Nutmeg or the frontage road off Center City Parkway/ I 15 on ramp if coming from the south. Nutmeg leads to a very dangerous T intersection where it ends at the frontage road. The site distance there is atrocious and dangerous. Many drivers already use that T intersection and Nutmeg when the freeway is backed up or as a shortcut to get on to 15 north. It is already dangerous and will become even worse.
- Those of us just over the hill at the upper end of Rockhoff Rd. will be greatly impacted by the noise pollution, as well as air pollution from such a facility, to say nothing of all the truck fumes that will be spewing into the air. The hours of operation are inane. I cannot imagine sitting in my nice newly landscaped yard, working in my garden, watching the birds in my birdbaths, reading and enjoying life while listening to the noise that I will be subjected to all day long. Obviously my property value will also be affected.
- If the person who owned the land just behind us and adjacent to this proposed area was not allowed to build more than three homes on his 21 acres in order leave the environmentally sensitive and protected area undisturbed and not disturb the nesting area of a protected bird ( the Bell's vireo if I recall), how can this person do what he is already doing ? I will send you photos of the signs about environmentally sensitive area- do not disturb. From the aerial view it is obvious that the owner has already changed the area and cleared a large area before even getting the project approved and an impact study completed. Such is his history- act first and then play dumb later.

I could say even more, but I am pressed for time. I hope that you can convey my concerns to all those who need to study this issue thoroughly.

Sincerely,  
Vicki Broughton  
2191 Rockhoff Rd  
Escondido CA 92026  
760 741 7553



A photograph of a coastal plant, possibly a Scaevola, with thick, green, succulent-like leaves and a dense, tangled mass of roots or seedlings hanging down. A white rectangular sign with a black border is attached to a blue metal post in front of the plant. The sign contains the text: "SENSITIVE ENVIRONMENTAL RESOURCES DISTURBANCE BEYOND THIS POINT IS RESTRICTED". The background is dark and shows more foliage.

**"SENSITIVE  
ENVIRONMENTAL  
RESOURCES  
DISTURBANCE  
BEYOND THIS POINT  
IS RESTRICTED"**







**Ehsan, Beth**

---

**From:** Gary Cech <gary.czh@gmail.com>  
**Sent:** Monday, October 06, 2014 9:21 AM  
**To:** Ehsan, Beth  
**Subject:** ADJ-North County Environmental Resources

I Mr. Cech am concerned about the impact of this project because of noise, dust from operations living near the freeway is not any better for a CPAP machine. and debris carrying trucks traffic in and around the area with its effects on health, long hours of noisy operation, loss of scenic view, the last time they wanted a water park there ,we the people did not want to have that around.

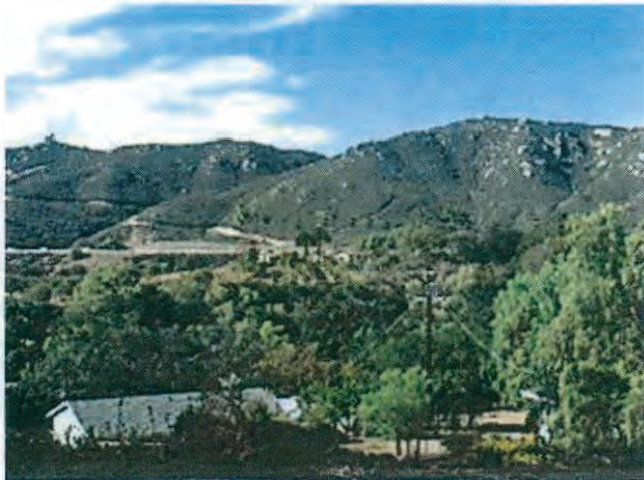
Please consider the impact  
Thank you G Cech



**Ehsan, Beth**

---

**From:** Chris Clark <dadillac@cox.net>  
**Sent:** Monday, October 06, 2014 1:37 PM  
**To:** Ehsan, Beth  
**Subject:** IMG\_2064



IMG\_2064

Dear Madam,

My wife and I live directly north of the proposed waste recycling plant on Mesa Rock Rd. We have lived here since 1979. We love our quiet rural setting, which is a major reason we have stayed here for so long. The proposed plant would have a huge negative impact on this neighborhood and specifically our home. Our view is facing the proposed plant. The noise, dust and traffic generated by this plant will disturb the peacefulness of our area. The lovely natural hillsides that we face from our front windows and gazebo would be dramatically changed for the worse. This area is filled with native vegetation, including valley oaks, engelmann oaks, and ceanothus (which turn the hillsides a beautiful purple in the spring). Please deny this proposed waste and concrete crushing plant for this area. Though I understand the need for a recycle plant, this rural setting is not appropriate for such use. I have included a picture of the proposed area that we view from our home. Thank you.

Sincerely,

Chris Clark

10124 Canyon Dr.

Escondido, CA 92026



# County of San Diego

MARK WARDLAW  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
www.sdcounty.ca.gov/pds

DARREN GRETLER  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

**NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-3500-08-015  
SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER  
PUBLIC SCOPING MEETING COMMENT SHEET**

To Whom it may Concern: I would like to express my extreme concern for the proposed recycling plant on Mesa Rock Rd. As residents of the area since 1979, my family and nearby families have enjoyed a peaceful rural neighborhood. The view from our home is directly across the freeway, where the plant location is proposed. Noise from concrete crushing and large trucks continuously traveling back and forth would severely impact our quiet residential area. Our lovely view of the Chapel and the "Bear and Cubs" rock on the mountain would be blighted. Natural habitat for many wild plants and animals would be invaded or destroyed. Increased traffic crossing over the (see attached)

Mail to:

Beth Ehsan, Project Manager  
5510 Ruffin Road, Ste 310  
San Diego, CA 92123 Overland Ave

Email: [beth.ehsan@sdcounty.ca.gov](mailto:beth.ehsan@sdcounty.ca.gov)

FAX: (858) 694-3373

Phone: (858) 694-3103

Susan Avery Clark 10/8/14  
Signature, Date

Susan Avery Clark  
Print Name

10124 Canyon Dr.  
Address

Escondido, CA 92026  
City, State, Zip Code





# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
www.sdcountry.ca.gov/pds

**DARREN GRETHER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

**NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-3500-08-015**  
**SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER**  
**PUBLIC SCOPING MEETING COMMENT SHEET**

freeway and entering and exiting the freeway to Mesa Rock Road would become a major negative issue. This area should definitely NOT be zoned for such a large, noisy commercial plant. It definitely does NOT fit with the current environment of the area. We are hoping that a wise decision will be made regarding this with careful consideration to the impact on the environment of this lovely neighborhood. Once destroyed, it cannot be reversed. Thank you.

**Mail to:**

Beth Ehsan, Project Manager  
5510 ~~Ruffin Road~~, Ste 310  
San Diego, CA 92123 Overland Ave

Email: [beth.ehsan@sdcounty.ca.gov](mailto:beth.ehsan@sdcounty.ca.gov)

FAX: (858) 694-3373

Phone: (858) 694-3103

*Susan A. Clark* 10/8/14

Signature, Date

Susan Avery Clark

Print Name

10124 Canyon Dr.

Address

Escondido, CA 92026

City, State, Zip Code

View from our  
house of  
proposed recycle  
plant on  
side of mountain

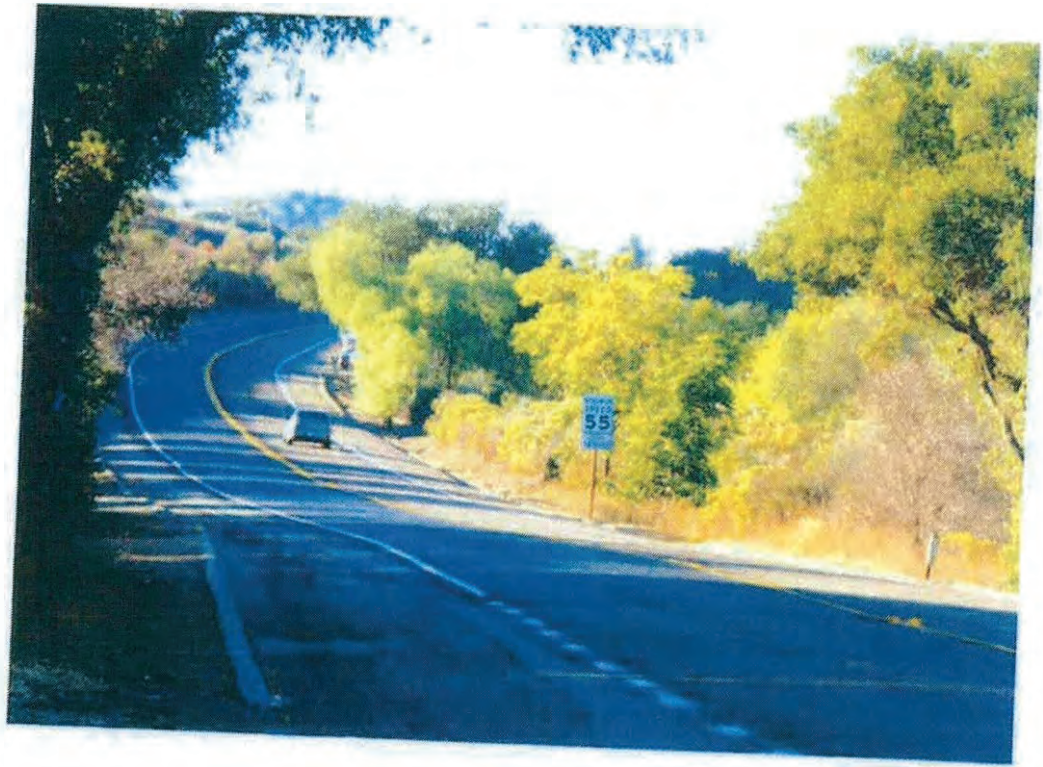




View of proposed  
recycle plant  
area



Center City Pkwy  
near site of  
recycle plant.





**Ehsan, Beth**

---

**From:** Mary Coffey <mcstarindustries@gmail.com>  
**Sent:** Thursday, October 09, 2014 4:04 PM  
**To:** Ehsan, Beth  
**Subject:** NCER Recycling Facility Proposal

October 9, 2014

Ms. Ehsan:

Due to the time limit for communication on this proposal, I am sending this email to you before the October 14, 2014 deadline for comments on the above referenced matter.

I live in the Escondido Country Club area and was made aware of the NCER Waste project this afternoon by email. Please do not allow the permitting for the ADJ-North County Environmental Resources project for waste recycling to be approved. This recycling facility is slated for tree waste chipping and grinding' wood and construction debris; and concrete, asphalt and inert demolition debris. We will be inundated with noise pollution and fine particulates of dust and air contaminants that will carry for miles. Even structures slated for demolition are cleared of spectators for miles before any buildings or other cement involved structures are destroyed. Anyone with bronchial problems like asthma or COPD will surely suffer in this scenario on a daily basis. This will negatively impact our housing values as well due to the reasoning above as well as the loss of scenic views obscured by dust clouds resulting from the recycling operations.

I reviewed the State of California's website concerning this topic and here is a direct quote from Regulation: Title 14, Natural Resources -- Division 7, CIWMB - Chapter 3. Minimum Standards for Solid Waste Handling and Disposal. I have grave concerns, that with the State's reduced budget, there is enough manpower at the County to provide the necessary regulatory oversight to protect public health and safety from environmental catastrophes that may result.

Because of the potential harm to public health and safety due to trucks laden with demolition and inert debris going through our neighborhoods, I would hope that your department reconsiders the project application. The applicant plans to put the facility on 35.5 acre parcel of on the SE corner of the available land that he and others own. That is just a portion of the land that the petitioner and his group own in the area. This begs the question: what else are they going to expose us to if this project is approved? After the land was rezoned from semi-rural to I-3 (Industrial), we could end up with more facilities like this or even worse. This classification allows several types of industrial uses, including category Type M-58 for "High Impact Industrial" which can include petroleum refining, manufacturing of explosives and radioactive materials by Major Use Permit. <sup>(1)</sup>

Please do not approved the above referenced NCER waste Project. Thank you.

(1) <http://www.sandiegocounty.gov/ods/zoning/index.html>

Mary Coffey

Escondido Homeowner

**Ehsan, Beth**

---

**From:** Wayne Cuddeback <waynelcjr@hotmail.com>  
**Sent:** Saturday, October 11, 2014 6:07 PM  
**To:** Ehsan, Beth  
**Subject:** Mesa Rock Concrete Crushing Plant North County

Sent from my iPad. This e- mail is to let you know that I oppose the plan because it will add to the traffic on the two lane highway ( also large slow trucks) Will lower our property values and be a noise pollution. Please do not allow this project to be built!

Sincerely yours Wayne and Bonnie Cuddeback  
8975 Lawrence Welk Dr.  
Escondido, Ca 92026



**Ehsan, Beth**

---

**From:** Lisa Daigle <LisaD@nhcare.org>  
**Sent:** Monday, October 06, 2014 2:30 PM  
**To:** Ehsan, Beth  
**Subject:** Mesa Rock Proposed Waste Recycling Plant

Dear Ms. Ehsan,

I am a resident in North Escondido and I am writing to express my strong opposition to the waste recycling (concrete crushing) plant being proposed by ADJ-North County Environmental Resources at Mesa Rock Road. My reasons are varied and include noise, dust from the plant and debris from the trucks going in and out, pollution and its effect on my families health, increased traffic (trucks) on one lane roads in and out of the Jesmond Dene area, loss of our scenic view (our balcony looks out at the mountain that would become the plant) and negative impact on housing values in the area. We bought our home over 10 years ago in the Jesmond Dene area for all the reasons that this plant would take away (country feel, view, uncrowded roads, peaceful, etc.). Please don't destroy one of the hidden gems of Escondido. The people in our area deserve better.

I can be reached at the numbers below if you have questions or require additional information. Thanks,

*Lisa M. Daigle*

Chief Financial Officer  
Neighborhood Healthcare  
Work (760) 737-6901  
Cell (760) 533-8110

**Ehsan, Beth**

---

**From:** Ron <ronlynn@cox.net>  
**Sent:** Monday, October 06, 2014 11:07 PM  
**To:** Ehsan, Beth  
**Subject:** personal feedback re: North County Environmental Resources Recycling Facility

Dear Ms. Ehsan,

I am a resident in the neighborhood of the proposed recycling facility. In preparation for the Environmental Impact Report I ask that you consider the following points:

- **Discordance with natural environment** – The proposed facility endangers our ecology. The environmental impact report called “Escondido General Plan, Downtown Specific Plan, and Climate Action Plan EIR” refers to the land around the intersection of North Centre City Parkway and Nutmeg Street as part of a habitat area (see p. 4.4-4 at <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUpdate/Vol1Biology.pdf>). An excerpt from this report says, “As shown in Tables C-1 and C-2 in Appendix C, Biological Sensitive Species List, chaparral habitat and coastal sage scrub habitat have the potential (to) support sensitive species, including narrow endemic species. Narrow endemic species are identified in the regional MHCP and include species considered so restricted in distribution and abundance that substantial loss of their populations or habitat might jeopardize the species' continued existence or recovery”(see p. 4.4-20 of EIR). *Hence, building in this neighborhood, let alone operate a recycling plant, would run very counter to maintaining the area's ecological balance.*
- **Incompatibility with living standard of neighborhood** -- The proposed facility would be surrounded by many nice homes. This neighborhood is more compatible with potential high-end residential development than a recycling plant. The immediately nearby commercial spaces are a winery and a nursery, both of which could fit into such development. From this point of view, a recycling plant would be clearly incongruous.
- **Fragileness of neighboring infrastructure** – County asphalt roads in this area are narrow and old, making them vulnerable to increased traffic of heavy trucks. This is an issue that would need to be addressed.
- **Increased traffic danger** -- There are at least two intersections that are dangerous, and this situation would be exacerbated by increased truck traffic.
  - One intersection is at Nutmeg and Centre City Parkway. Coming north on Nutmeg, there is high-speed, blind traffic coming from both directions at the intersection.
  - The other intersection is at Nutmeg and Rockhoff Road. A person driving south on Nutmeg, coming around a curve, may not realize the quickly upcoming intersection at Rockhoff Road.
- **Decreased quality of life** --
  - Residents would experience much increased noise and dust, which is the opposite to current conditions. This is another reason why the facility would not fit into our neighborhood.
  - Property values would be diminished. Why do harm to an area that has potential for much nicer development?
  - The potential impact on health is an obvious concern. Increased dust may be an issue for those with respiratory issues, such as my mother-in-law's chronic obstructive pulmonary disease. What other pollutants would be expelled into the air by the proposed facility? Also, would the neighborhood have any guarantee that the owner of the facility will handle waste products from recycling in an environmentally appropriate way? Will there be a way for the neighborhood to monitor such activity? Is there a way to ensure that the owner will not be



handling radioactive materials or engage in the manufacture of explosives sometime in the future?

By the way, you may not have gotten as much feedback from the community as you might have expected, as proposition H has been quite a distraction.

Thank you for your time. Please feel free to contact me.

Sincerely,

~Ron Ding  
2084 Rockhoff Road  
Escondido, CA 92026  
Cell: (760)715-7241

10/4/14

Planning and Development Services

re: N County Environmental Resources  
PDS 2008-3900-08-015

My family and I moved to north county 5 years ago from Boston. We love the beauty of this area. We were very dismayed to learn of a proposed commercial recycling plant! I know the residents of Hidden Meadows are against this plant going forward. The destruction of the beauty of this land is wrong. We are concerned with the appearance, noise, dust, traffic and deterioration of housing values. Why would an operation like that be allowed in such a rural beautiful place?

I expect you will reconsider!

Thank you,  
Alison Lee Rich Disher  
9595 Meadow Mist Dr.



**Ehsan, Beth**

---

**From:** Crystal Dunn <cdunn@f3law.com>  
**Sent:** Monday, October 13, 2014 9:01 AM  
**To:** Ehsan, Beth  
**Subject:** North County Environmental Resources Recycling Facility ("NCER")

Hello,

I'm writing to you today to strongly oppose the NCER that is in the planning stages next to Interstate 15. I live in Champagne Village, a senior community, which is very close to the proposed location. I am very concerned about the dust and noise this concrete crushing plant will generate. I am also concerned about the added traffic with large trucks on the surrounding roads that are already very congested. I believe that the loss of the beautiful views, we now enjoy from my property will devalue mine and my neighbors' property.

Please do not let this project move forward. It is not right for this location. There are better uses of this land.

Thank you for your time and consideration,

Crystal Dunn

CONFIDENTIALITY NOTICE TO RECIPIENT(S): This e-mail communication and any attachment(s) may contain information that is confidential and/or privileged by law and is meant solely for the intended recipient(s). Unauthorized use, review, duplication, disclosure or interception of this e-mail is strictly prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you received this e-mail in error please notify us immediately of the error by return e-mail and please delete this message and any attachment(s) from your system. Thank you in advance for your cooperation.

**Loy, Maggie A**

---

**From:** fteason@gmail.com on behalf of Tony Eason <teason@cox.net>  
**Sent:** Thursday, July 25, 2013 7:04 PM  
**To:** Ehsan, Beth  
**Cc:** caizon92026@gmail.com  
**Subject:** ADJ site plan 08-015

Beth,

As you may recall, I have contacted you by phone and email in April. I am a resident of Deer Springs Oaks Mobile Home Park located adjacent to the Deer Springs Fire Station#12 and the Mesa Rock/ I-15 intersection. My major concern remains the impact that the increased large trailer truck traffic (80+ trips/day) that this project will have on the Mesa Rock/Deer Springs/I-15 intersection, particularly for the fire engines and paramedics attempting to access I-15. One car or truck on Mesa Rock waiting to make the right turn on to Deer Springs to get to the I-15 on ramp completely blocks any vehicle (eg. fire engine) from safely making that turn. With so many increased trucks on that road, it is very likely that emergency vehicles will be affected. The reasonable solution is not to expect the firemen to use sirens and flashing lights to try to get around trucks at the intersection, that greatly increases the risk to emergency vehicles, trucks and the public at that intersection. There is no right turn lane there to make the turn easier.

The developer says he will request that the truckers only use North Center City Parkway to avoid using that section of Mesa Rock completely to get to/from his facility. I think we all know how effective such a request will have on many different truck drivers, trying to get to and from their destination by the shortest, most direct route many times a day.

The delay of only a few seconds of a paramedic or fireman from reaching his destination seriously endangers the public and its property.

I hope the EIR addresses this specific issue and comes up with a solution which unequivocally avoids this problem. It likely would, at least, require adding a right turn lane at the intersection and firmly enforce no truck traffic on that section of Mesa Rock.

Regards,

Tonty Eason  
San Marcos



**Loy, Maggie A**

---

**Subject:** FW: NORTH COUNTY ENVIRONMENTAL RESOURCES RECYCLING FACILITY (NCER); PDS2008-3500-08-015, PDS2013-BC-13-0019, Log Number PDS2008-3910-08-08-012. The

**From:** [fteason@gmail.com](mailto:fteason@gmail.com) [<mailto:fteason@gmail.com>] **On Behalf Of** Tony Eason

**Sent:** Wednesday, September 10, 2014 1:58 PM

**To:** Loy, Maggie A

**Subject:** NORTH COUNTY ENVIRONMENTAL RESOURCES RECYCLING FACILITY (NCER); PDS2008-3500-08-015, PDS2013-BC-13-0019, Log Number PDS2008-3910-08-08-012. The

This says they anticipate two truck loads per day. My recollection of the last proposal was something in the range of 30+ truck trips daily on that 2 lane section of Mesa Rock Road to get to the I-15 on ramp. The usage of that road and I-15 intersection is a major concern, with the #12 Fire Station and mobile home park having their only entrance and exit into that section of Mesa Rock Road. This concern must be accurately and carefully accounted for in any proposal.

Tony Eason

**Ehsan, Beth**

---

**From:** Lori Enfield <lorienfield538@gmail.com>  
**Sent:** Sunday, October 05, 2014 6:37 PM  
**To:** Ehsan, Beth  
**Subject:** Opposed to the Proposed Mesa Rock Road Recycle Center

Hello,

I live in the Hidden Meadows area off the I-15 and Mountain Meadow / Deer Springs road. I oppose the proposed waste recycling (concrete crushing) plant at Mesa Rock Road.

My impression is the impact of the operation has been understated and even if it has not, I am very concerned about the noise, traffic, dust and debris that will undoubtedly occur. I am also very concerned about the effect on the health of those of us who live in the area. Further, I am extremely disappointed at the prospect of losing the scenic view and and at the deterioration of housing values that will follow. I do not now, nor ever, want to live in a dump or recycle area, nor can I imagine anyone else wanting to. It seems the proposed operation should be located in a remote area of the county away from where we live our lives.

The proposed location is not conducive to this type of operation and will be an eye sore to northern San Diego county. As it is proposed, the project will not contribute to the beauty of San Diego nor the warm, welcoming feel we all want as we drive down the road. It will be a permanent scar to our county.

Please do not approve this operation in this location.

Sincerely,  
Lori Enfield  
10587 Laurel Path  
Escondido, CA 92026

Hidden Meadows Resident

Lori Enfield  
760-522-9932  
[www.linkedin.com/in/lorienfield](http://www.linkedin.com/in/lorienfield)



**Ehsan, Beth**

---

**From:** Paul Evans <pick6paul@gmail.com>  
**Sent:** Sunday, October 12, 2014 7:52 AM  
**To:** Ehsan, Beth  
**Subject:** PDS2008-3500-08-015,PDS2013-BC-13-0019, LOG# PDS2008-3910-08-012

I usually am one to sit back and let the things that happen for whatever reason. This issue, which I thought had been defeated previously is now back at my door. It seems that big money talks and the voters once again are about to be slapped in the face.

I felt it necessary to once again voice my objection to this project happening.

I'm concerned about the impact of this project on many levels. The noise, long hours of operation, loss of scenic views, deterioration of home values, but most of all the debris carrying trucks and its effects on health.

I had a lung transplant over 7 years ago. One of my greatest concerns when looking for a new home was the air quality. I chose Champagne Village in Escondido for many reasons, but air quality was one of the top reasons. This waste recycling /concrete crushing plant, will immediately take away one of my reasons for living where I chose to live for the remainder of my life.

I realize that there has been studies showing the air quality will not change and studies that show it will. As a resident and seeing my car covered with dust and soot from strong winds and fires in the area lead me believe the reports that this will ruin the air quality.

PLEASE do not allow this issue to continue as it will effect may lives in such a negative way.

Paul Evans  
8975 Lawrence Welk Drive  
Space 277  
Escondido CA 92026  
760-822-9284

Paul Evans  
760-822-9284

**Ehsan, Beth**

---

**From:** vrflannery@aol.com  
**Sent:** Saturday, October 11, 2014 11:33 AM  
**To:** Ehsan, Beth  
**Cc:** Loy, Maggie A; Sibbet, David  
**Subject:** NCER

Dear Ms. Ehsan,

My husband and I are members of the senior community located at the corner of Deer Springs Road and Mesa Rock Road. Except for the emergency evacuation route the entrance onto Mesa Rock is the only way into or out of our Park. I am very concerned about the safety of our residents in regard to the truck traffic from the proposed facility NCER. Our entrance is at a curve and the view is very limited when attempting to turn onto Mesa Rock. Large trucks cannot slow down easily and the chance of any of our neighbors being injured or killed by one of these trucks in frightening. Additionally, there are two blind hills on Mesa Rock that prevent seeing oncoming traffic which also contributes to the overall safety on the road. The left turn lane onto Mesa Rock at the intersection of Deer Springs and Mesa Rock is quite short; one large truck and a car would fill the lane causing a potentially dangerous situation.

I also have concerns about the potential health hazards. A number of our residents are over eighty and have various health issues. Dust and debris from the facility and trucks could exacerbate their problems or perhaps cause new ones.

In addition I have objections to their hours of operation. I see no need for a company of this kind to start disturbing everyone along the route at five o'clock in the morning six days a week! How many people do you know who would want to be awakened almost daily by noisy trucks and then have to listen to the racket from the plant operations all day and evening?

I feel quite sure Mr. Horn would not allow this type of business in his neighborhood; so why should we have to live with it in ours? We are a RESIDENTIAL AREA NOT AN INDUSTRIAL AREA! We want the right to enjoy our homes in peace and if and when the time comes to be able to sell our home for a fair market value.

Thank you for your time and consideration.

Valerie Flannery  
1299 Deer Springs Rd.  
Space 13  
San Marcos, CA 92069



10-13-14

Beth Ehsan  
Land Use Environmental Planner  
5510 Overland Ave. Suite 310  
San Diego, Ca. 92123

Dear Beth,

I am submitting my comments and concerns on the EIR application for ADJ Holdings/North County Environmental Resources.

Unless the project description of the proposed recycling facility is consistent with that required for a medium volume facility, in terms of storage and processing facilities, as well as hours of operation, the neighboring public would be concerned about the significant potential for operation outside its limits. The burden for pointing out violations then falls on the neighboring public.

My family and I have lived at 1530 Windsong Lane, Escondido, Ca. 92026 for twenty one years and have enjoyed the rural residential neighborhood to walk, hike and bicycle along Mesa Rock Road and North Center City. This business will impact the lives of residents that continue to enjoy walks, hikes and biking. The impacts are traffic, pollution and noise. We do not want this business in our neighborhood; there are other businesses that currently accept this type of debris.

Mr. DeJong personally told me that his company will have a policy of not accepting mold and asbestos materials and should a company bring in a load with unacceptable materials, they would be turned away. He told me he could not guarantee they would not be transporting dangerous materials, but if detected that company would not be accepted for the future loads. He has no control of companies leaving their facility and what they carry until they reach his facility. Furthermore Construction professionals have stated that it is a known practice to hide these dangerous materials at the bottom of the trucks, so that the illegal substance is not detected. This is a major health concern, as these trucks pass by our properties and we will drive behind them. Hazardous particles maybe flying and swirling around polluting our present air quality! There are senior communities in this area: Champagne Mobile Home Village and the Deer Springs Oaks Mobil Home Park. It is well known that many seniors have health issues as they age. These hazardous materials could compromise their health even more.

Why does the facility need to be open from 5am-7am, Monday-Saturday? When this question was asked of Mr. Rick Gittings, he stated "I don't know; good question". Well, could it be that the weigh stations will not be open that early? This will disrupt our sleep with trucks barreling down the roads that early. We would ask that if their business is permitted that it not open until at least 7am.

Mr. DeJong has promised that trucks will not go on Mesa Rock Road, that they will only use North Center City Parkway. We ask that this be a condition of approval, should the project move forward. The residents of Deer Springs Oaks Mobil Home Park already have a difficult time exiting their park, being it is at a bend. We residents of Windsong Lane have a dangerous situation because there is a hill to the north, about seven hundred and fifty feet, which has created a blind spot. Please make sure the project has an adequate description of how this will be enforced or the road changed to eliminate the dangers.

The Planning Department has guaranteed that there will only be two trucks leaving per day. We are to trust that the operation will run within the guidelines? We have concerns about this, given the past history. The property was graded without a permit. The property has electricity without a permit. The property has a trailer with people living there without a permit. Where was code enforcement? It took four months to get a Code Enforcement Officer to investigate these violations. It took five months for the Deer Springs Fire Department to go up and require weed abatement.

The Code Enforcement Department is understaffed and is not keeping up with current county violations. A perfect example is APN# 187-100-02-00, February 2007 violation for illegal grading, that has yet to be resolved. In August 2012 we reported a business of accepting, mixing, and selling dirt was happening. No violation was written, and now there is a full-blown business operating without a license. According to Tim Kirkland, Supervisor for North County Code enforcement, the land is not zoned for this type of business. I give you this example, to show you that the County can't enforce the current violations, but you ask us to trust that should ADJ holdings violate then the County will enforce?

Thank you for taking into consideration our concerns. We are putting trust into the Planning Department that the EIR be done thoroughly and with the interest of the public.

Sincerely,

Nancie & Marc Froning  
1530 Windsong Lane  
Escondido, CA. 92025



**Ehsan, Beth**

---

**From:** Luzanne Grainger <mizenergy1@gmail.com>  
**Sent:** Sunday, October 12, 2014 8:49 PM  
**To:** Ehsan, Beth  
**Subject:** Mesa Rock Concrete Crushing Plant

As a resident of Champagne Village, I am very concerned about the impact this project will create regarding dust from operations, noise, traffic, trucks involved in this operation, long hours of noisy operation, loss of scenic views and deterioration of home values. Probably most important, I don't believe they will limit truckloads as they say they will. We are old and struggling for health quality and don't need this in our neighborhood. Any help you can give us is greatly appreciated.

Luzanne Grainger  
8975-443 Lawrence Welk Drive  
Escondido, CA 92026

**Ehsan, Beth**

---

**From:** Denise Haase <dhaase1@gmail.com>  
**Sent:** Monday, October 06, 2014 8:51 AM  
**To:** Ehsan, Beth  
**Subject:** Opposed to the Concrete Crushing plant

I am writing as a concerned resident of Escondido to voice my opinion as a NOT IN FAVOR OF having Mesa Rock become a skeleton.  
Recycling is a wonderful project but not here. I have driven across the county seeing what happens when one of these "concrete crushing" plants take place and it is not a pretty sight.

Thank you,  
Denise

**Denise Haase**

**760-443-0730**

**Ehsan, Beth**

**From:** David Hendryx <dhendryx@thetruelifecompanies.com>  
**Sent:** Monday, October 13, 2014 3:14 PM  
**To:** Ehsan, Beth  
**Cc:** Russell Schaeffer; Aidan Barry; Dave Hammar; caizon92026@gmail.com  
**Subject:** ADJ-North County Environmental Resources Project

Dear Ms. Ehsan:

I want to introduce myself, David Hendryx, with the True Life Companies owner of High Point residential community, 36 finished lots on 451 acres located west of Mesa Rock Road south of Whiting Woods Drive in The City of Escondido. The High Point community when homes are constructed is anticipated to be an enclave of semi-custom homes. Further, The True Life Companies is a team member of Citizens Against Industrial Zoning of Neighborhoods and is in full support of positions expressed by CAIZON in this matter.

The ADJ –North County Environmental Recourses project will have extremely negative continuing impacts because of noise, dust from operations and debris carrying trucks, long hours of noisy operations which will definitely be detrimental to environment and health of residents in the community. As neighbors and owners, we see a diminution in value of our property as the operations proposed are incompatible with residential land use approved by The City of Escondido for our property. There are many other clean land uses that are feasible for the site which would not be in conflict with residential.

With a significant economic investment in the High Point property, we are opposed to the land use application and further find irregularities and deficiencies in the Environmental Impact Report as follows:

Preparation (NOP) for the Environmental Impact Report (EIR) for the proposed North County Environmental Resources waste recycling project:

- ☐ The project description is inadequate for proper preparation of an EIR. There is no description of processing facilities or their capacities. There is no quantification of power consumption or power sources (electricity, fossil fuel, etc.) required for equipment to be used in the facility.
- ☐ There is a significant difference between allowed incoming tonnage (174 tons/day) and proposed outgoing tonnage (48 tons/day). This would result in significant accumulation and handling, making the facility more of a disposal site than a processing site. The permit application should then be changed accordingly.
- ☐ If indeed the outgoing tonnage is going to be only 48 tons/day, the investment calculated for the facilities described by the project applicant would not be economically viable.
- ☐ If the outgoing tonnage is going to be only 48 tons/day, the proposed operating times of 14 hours/day for 6 days/week are overstated and must be reduced.
- ☐ If the outgoing tonnage is going to be only 48 tons/day, then two existing facilities within 5 miles (north and south) of the proposed project location could easily handle this business without us having to incur the impacts of this operation.
- ☐ If the outgoing tonnage would increase to be closer to incoming tonnage, then the EIR must reflect the increased capacity of operation. Overall, the adequacy of the EIR depends on how accurately the processing capacity is used in it. Otherwise the EIR



would be understating the impact. Understatement of capacity to superficially minimize environmental impact and then increasing capacity later is referred to as "piece-mealing" and is recognized as unacceptable for EIRs from precedents set by cases tried in the California court system.

- ☐ The project description provides no information on control technologies used to abate dust, noise, and other emissions. Reduction of environmental impact requires the use of "Best Available Control Technologies (BACT)".
- ☐ The Initial Study by PDS indicates that there is no significant impact from transportation of materials to and from the site and no further work will be done on this issue. However, this conclusion is based only on a study of adjusted daily trips and the corresponding road capacities. The discharge of dust and particulate matter, from debris carrying trucks, is often noticed in San Diego County and is a major concern to residents and users of roads adjacent to the proposed project site. The EIR needs to address this issue.
- ☐ If the proposed 20 storage bins (each 60 ft x 60 ft x 18 ft high) are assumed to be made of steel (because of lack of adequate description) and they are open at the top, then operation of the facility would be very noisy. The clash of large chunks of concrete and similar debris

moved by front-end loaders against steel walls would create a lot of noise which must be taken into account in the EIR. Similarly dust arising from this type of material handling must be addressed.

I want to thank you for your time in considering our concerns and I want to reiterate our objection to the proposed land use by ADJ and deficiencies in the scope and findings of the EIR as listed above. Please acknowledge receipt of this email and confirmation of the inclusion in public comments to PDS 2008-3500-08-015 (STP 08-15 25568 Mesa Rock Road.

Respectfully yours,

**David Hendryx**

*Senior Managing Director*

**23 Corporate Plaza, Suite 150**

**Newport Beach, CA 92660**

**D 949.629.2546 C 949.933.2426**

**[thetruelifecompanies.com](http://thetruelifecompanies.com)**



Confidentiality Disclosure: This message and all associated files are for the sole use of the intended recipient(s) and may contain confidential or privileged information. Any unauthorized use or transmission of this message or associated files is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify the sender immediately by replying to this message and deleting all contents from your computer.



## County of San Diego

MARK WARBLAW  
DIRECTOR  
PHONE (619) 694-3373  
FAX (619) 694-3373

PLANNING & DEVELOPMENT SERVICES  
4510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
www.sdcounty.ca.gov/pds

DARREN GRETLER  
ASSISTANT DIRECTOR  
PHONE (619) 694-3373  
FAX (619) 694-3373

NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2005-3630-00-016  
SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER  
PUBLIC SCOPING MEETING COMMENT SHEET

Beth Ehsan,

I am very upset about the impact of this project on our community.

• Noise • Traffic

• Pollution & Dust • Health Concerns

and the future growth beyond what is initially stipulated.

I understand this developer does not follow regulations & that is worrisome.

Mail to:

Beth Ehsan, Project Manager  
5510 Rufin Road, Ste 310  
San Diego, CA 92123 Overland Ave

Email: [beth.ehsan@sdcounty.ca.gov](mailto:beth.ehsan@sdcounty.ca.gov)

FAX: (619) 694-3373

Phone: (619) 694-3103

*Georgina L Hermon*

Signature, Date

Georgina L Hermon

Print Name

5553 Jesmonio Den Rd

Address

Escondido, CA 92024

City, State, Zip Code

5510 Overland Ave Ste 310  
San Diego, CA 92123



Alyssa Hoeben  
25771 Hillcrest Ave.  
Escondido, CA 92026

10/4/2014

County of San Diego  
Planning and Development Services  
5510 Overland Ave., Suite 310  
San Diego, CA 92123

Attn: Beth Ehsan, Project Manager

RE: NORTH COUNTY ENVIRONMENTAL RESOURCES RECYCLING FACILITY (NCER);  
PDS2008-3500-08-015, PDS2013-BC-13-0019, Log Number PDS2008-3910-08-08-012

Dear Ms. Ehsan,

I am writing to express my comments and concern over the North County Environmental Resources Concrete Crushing plant. I live directly across the valley from the proposed project. Some of the concerns I have are noise, pollution, loss of property value, improper use of the rural setting, and more.

My husband and I moved into the neighborhood 14 years ago and purchased a dilapidated home with the goal of fixing it up into our dream home. Over that time we spent a significant amount of money investing in the remodeling of our home. Then we began our family and have 3 little boys. The main reason we chose the area we did was because of the rural setting. We had been living in Ramona and love the rural setting, but the commute was just too much. Jesmond Dene was a perfect fit for us and our planned family.

Now we hear about this proposed concrete crushing plant with zoning that would give it the potential to expand into something much more hazardous and dangerous on top of the other detractors.

Because we sit directly out from the planned project, we would hear the noise of the crushing equipment all day long, Monday-Saturday, waking up our entire household well before a reasonable hour. We already have trouble with dust in the neighborhood; a crushing plant would produce a large amount of dust which would concern me due to my children having allergies and breathing additional particulate matter that has no business being generated in the middle of a neighborhood.

The loss of property value is also a concern for us. The area is eclectic and rural, with property values ranging from the low \$100,000's to the mid \$1 million's. For those of us in the middle, struggling to recover from the recession, adding an unsightly, noisy, unhealthy industrial neighbor would significantly impact our financial well-being.

Considering there are two other facilities in very close proximity, we are having trouble understanding the justification of the zoning change and proposed project. It is a complete mismatch from the surrounding area for a significant radius.

In regards to the EIR, I believe my above points should be emphasized through the process. How will the NCER group keep the noise levels down to the average background levels currently in existence? How will NCER mitigate the dust and potential hazardous particulate waste that should not be inhaled by humans or animals? How will NCER hide the ugly industrial buildings and equipment so that it blends in to the rest of the surrounding area and not stick out like a sore thumb?

To be honest, my biggest concern is what seems like a conflict of interest between the owner of this project and the board of supervisors. When zoning changes so drastically in some specific businessman's favor, how can the general populace not question the possible impropriety? When we discovered all of this going on without having been notified in any way, we were appalled that zoning changes like that could even occur. The EIR needs to be extremely rigorous to protect the interest of the citizens who have built their lives and paid their taxes for the love of this area, and not favor the interests of one businessman attempting to sway his way into a project that is completely unfit for the area.

I have copied in a list of specific bullet points generated by a local community group which should be addressed by the EIR process.

- The project description is inadequate for proper preparation of an EIR. There is no description of processing facilities or their capacities. There is no quantification of power consumption or power sources (electricity, fossil fuel, etc) required for equipment to be used in the facility.
- There is a significant difference between allowed incoming tonnage (174 tons/day) and proposed outgoing tonnage (48 tons/day). This would result in significant accumulation and handling, making the facility more of a disposal site than a processing site. The permit application should then be changed accordingly.
- If indeed the outgoing tonnage is going to be only 48 tons/day, the investment calculated for the facilities described by the project applicant would not be economically viable.
- If the outgoing tonnage is going to be only 48 tons/day, the proposed operating times of 14 hours/day for 6 days/week are overstated and must be reduced.
- If the outgoing tonnage is going to be only 48 tons/day, then two existing facilities within 5 miles (north and south) of the proposed project location could easily handle this business without us having to incur the impacts of this operation.
- If the outgoing tonnage would increase to be closer to incoming tonnage, then the EIR must reflect the increased capacity of operation. Overall, the adequacy of the EIR depends on how accurately the processing capacity is used in it. Otherwise the EIR

would be understating the impacts. Understatement of capacity to superficially minimize environmental impact and then increasing capacity later is referred to as "piece-mealing" and is recognized as unacceptable for EIRs from precedents set by cases tried in the California court system.

- The project description provides no information on control technologies used to abate dust, noise, and other emissions. Reduction of environmental impact requires the use of "Best Available Control Technologies (BACT)".
- The Initial Study by PDS indicates that there is no significant impact from transportation of materials to and from the site and no further work will be done on this issue. However, this conclusion is based only on a study of adjusted daily trips and the corresponding road capacities. The discharge of dust and particulate matter, from debris carrying trucks, is often noticed in San Diego County and is a major concern to residents and users of roads adjacent to the proposed project site. The EIR needs to address this issue.
- If the proposed 20 storage bins (each 60 ft x 60 ft x 18 ft high) are assumed to be made of steel (because of lack of adequate description) and they are open at the top, then operation of the facility would be very noisy. The clash of large chunks of concrete and similar debris moved by front-end loaders against the steel walls would create a lot of noise which must be taken into account in the EIR. Similarly dust arising from this type of material handling must be addressed.

Thank you for your time and consideration,



Alyssa Hoeben  
25771 Hillcrest Ave.  
Escondido, CA 92026



**Ehsan, Beth**

---

**From:** Terry Hunt <TerryHunt@tbpenick.com>  
**Sent:** Saturday, October 04, 2014 7:19 PM  
**To:** Ehsan, Beth  
**Subject:** CAIZON

Beth,

My house is directly across the freeway from the proposed recycling plant. I am **AGAINST** the plant due to the noise, dust, pollution, eye sore and added road congestion! The plant in my community is unacceptable to me! The plant will also decrease my property value and the quiet neighborhood I moved to 17 years ago will be no more. Anything you can do to prevent this plant from being built in the proposed location is appreciated. A more suitable location can be found for this plant. It should be located by the San Marcos landfill. That's where the last recycling plant was built and operated.

Sincerely,

Terry Hunt  
25298 Jesmond Dene Heights Place  
Escondido, Ca 92026

Terry Hunt  
Senior Project Manager  
T.B. Penick & Sons, Inc.  
(760) 738-3894  
(858) 254-4434 (Cell)  
(866) 771-7970 (Fax)  
[Mailto:terryhunt@tbpenick.com](mailto:terryhunt@tbpenick.com)  
<http://www.tbpenick.com>

*This e-mail and all attachments to it are for the sole use of the intended recipients and may contain proprietary information and trade secrets of T.B. Penick & Sons, inc. and its subsidiaries. This e-mail may also contain information which is confidential or which is protected from disclosure by privilege. Any unauthorized use, disclosure or distribution of this e-mail and its attachments is prohibited. If you are not the intended recipient, let us know by reply e-mail and then erase and destroy all electronic or other copies of this message.*

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

**Ehsan, Beth**

---

**From:** L Jensen <ljensenabc@gmail.com>  
**Sent:** Monday, October 06, 2014 10:48 PM  
**To:** Ehsan, Beth

Beth Ehsan

Land Use/Environmental Planner

Planning and Development Services

55510 Overland Ave Ste 210

San Diego,CA 92123

Dear Ms. Ehsan,

I am a homeowner near the proposed North County Resources Recycling Facility. I am dismayed by the invasion of this facility in a peaceful neighborhood. My husband and I have remodeled a 1970 era house and are currently fixing up the landscape. All our efforts to improve our site and enjoy it will be definitely affected by the recycling and truck noise pollution if this facility is nearby.

In addition to our home value being adversely affected I have concerns for the safety of our family and neighbors who will have to dodge trucks weaving along a winding narrow two lane road (Nutmeg) which culminates in a dangerous intersection at Centre City Parkway.

This road is used constantly for exercise walking by people of all ages. Individuals, whole groups of families and local as well as out of the area bicycle clubs use this road very frequently. Those of us who live here know that and are cautious as we exit our neighborhood onto Nutmeg.

We know to watch for walkers and bicyclists but it will be a challenge to avoid big trucks hauling who may not be as aware of the "way of life here" in caring for our portion of Escondido where we look out for each other's safety and well being.

We chose to live in this area 14 years ago to enjoy nature's beauty and wildlife. We have been so pleased to find friendly, caring neighbors and a pleasant place to live. We feel threatened now. Please think about my concerns. Thank you in advance for your consideration.

Sincerely,

Lynn Jensen

2084 Rockhoff Rd

Escondido, CA 92026

[ljensenabc@gmail.com](mailto:ljensenabc@gmail.com)



**Ehsan, Beth**

---

**From:** Ginginginj@aol.com  
**Sent:** Friday, October 10, 2014 2:44 PM  
**To:** Ehsan, Beth  
**Subject:** Demolition Waste Recycling Plant

Beth,

I live across the freeway from where this plant is supposed to be built. This is a horrible idea for the community. The noise, dust and constant traffic from these trucks would be horrible. Not to mention the smell, and we will be down wind from that. This is a rural area where we all live to get away from the industrial traffic and noise.

From reading the information given on this project, it looks like someone is sliding this under the wire and there are a lot of issues that aren't being addressed. The tonnage coming and going is making this a disposal site rather than a processing site. Also, there are two other existing sites north and south that are equipped to handle the amount of tonnage that they say will come in daily to this site.

From the facts that are presented, it looks like the EIR has some homework to do: noise, traffic, dust, road use, and the specs for the operation.

Ginger Johnson  
26129 N. Centre City Parkway  
Escondido, CA 92026



# County of San Diego

ARK WARDLAW  
DIRECTOR  
COUNTY OF SAN DIEGO  
PLANNING & DEVELOPMENT SERVICES

PLANNING & DEVELOPMENT SERVICES  
510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92111  
www.sandiego.gov/pds

DARREN GRETLER  
COUNTY OF SAN DIEGO  
PLANNING & DEVELOPMENT SERVICES  
FAX: (619) 594-4111

NORTH COUNTY ENVIRONMENTAL RESOURCES, PDS2008-3500-08-015  
SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER  
PUBLIC SCOPING MEETING COMMENT SHEET

Hidden Meadows residents are very concerned about this project!!

The impact of this project will cause way too much noise pollution. And the dust from their operations and debris carrying trucks will have a long term effect on our health. And the loose debris falling off and hitting our cars! Not to mention the long hours of noisy operation, loss of scenic view, and deterioration of housing values, etc.

It will be like living near a "dump" – well it is a dump! I am sure that the company in charge makes sure that they're families aren't living near a dump.

Mail to

Beh Ehsan, Project Manager  
5510 Ruffin Road, Ste 310  
San Diego, CA 92123 Overland Ave

Email: [beh.ehsan@sandiego.gov](mailto:beh.ehsan@sandiego.gov)

FAX: (619) 694-3373

Phone: (619) 694-3103

*Linda Knowles 4 Oct 14*  
Signature, Date

LINDA KNOWLES  
Print Name

9737 INDIAN CK. WAY  
Address

ESCONDIDO, CA 92026  
City, State, Zip Code

**Ehsan, Beth**

---

**From:** Knox Appraisals <vknox2@cox.net>  
**Sent:** Monday, October 06, 2014 4:15 PM  
**To:** Ehsan, Beth  
**Subject:** Construction and Demolition Waste Recycling Plant

Dear Ms. Ehsan,

As the subject line indicates, I'm writing about the waste recycling plant. This project and the lack of available information/studies on the impact to this rural residential area is very troubling to say the least. What I do know is the project description is inadequate for proper preparation of an EIR. There is no description of processing facilities or their capabilities, i.e. power consumption or power sources. The difference in incoming and outgoing tonnage indicates more of a disposal site than a processing site. The project description provides no information on control technologies used to abate dust, noise, and other emissions. If the proposed 20 storage bins are assumed to be made of metal, since no description was provided, and they are open at the top, then operation of the facility would be very noisy. The clash of large chunks of concrete and similar debris moved by front end loaders against steel would create a lot of noise which must be taken into account in the EIR. The dust must be addressed as well. Don't even get me started on the health issues. I buy organic, live my life the healthiest way I can and the thought of this waste site so near to my/our homes distresses me beyond words. Then there's the proposed hours of operation. 14 hours a day, 6 days a week. Really? I already deal with the freeway noise but I knew the freeway was here when I purchased my property.

As a long time resident, 30+ years, I moved here for the scenic surroundings and relative quiet. Again, I moved to a rural residential area of the county, not near an ugly, visible commercial dump site. As you can see from below I'm a real estate appraiser. This will without a doubt have a negative impact on property values in the area.

I sincerely implore you to reconsider this project for the health and well being of this community. This project has either not been properly evaluated or someone's hiding information in hopes we, the local residents, don't find out what's doing until it's too late to do anything about it. I sincerely hope that's not the case. I do believe the site area has been rezoned to accommodate this 'business'.

btw, what's wrong with the two existing facilities within 5 miles (north and south) of the proposed project location?

I look forward to your response.

Respectfully submitted,

Victoria L. Knox

--  
 Victoria L. Knox  
 Knox Appraisals  
 Certified & FHA Approved  
 306-N West El Norte Pkwy #146  
 Escondido, CA 92026  
 760.747.2141 (office)  
 760.845.3797 (cell)  
 760.294.5744 (fax)





**Ehsan, Beth**

---

**From:** JLWAKOHLER@aol.com  
**Sent:** Thursday, October 02, 2014 4:46 PM  
**To:** Ehsan, Beth  
**Subject:** confirmation Email jlwakohler@aol.com

This is my correct Email.

I am concerned with our water district planning to provide the project that amount water when we are asked to cut back and are expected to have further cutbacks.

Jimmie Kohler

**Ehsan, Beth**

---

**From:** Pat Krumweide <pkrum1@yahoo.com>  
**Sent:** Saturday, October 11, 2014 2:38 PM  
**To:** Ehsan, Beth  
**Subject:** Recycling plant on Mesa Rock

We have recently bought a home at Champagne Village based on its location, views, quietness and country feeling.

**We are concerned about the impact of this project because of noise, dust from operations and debris carrying trucks and its effect on health, long hours of noisy operation, loss of scenic view, and deterioration of housing values, etc.**

**Please reconsider the location and the impact this will have on our wonderful community.**

Thank you,  
Gary and Pat Krumweide  
[Pkrum1@yahoo.com](mailto:Pkrum1@yahoo.com)

Sent from my iPad



Ehsan, Beth

---

**From:** charles marks <charles.marks@att.net>  
**Sent:** Sunday, October 05, 2014 5:19 PM  
**To:** Ehsan, Beth  
**Subject:** NCER Waste Project

Dear Beth,

We are extremely concerned about the impact of this project because of noise, dust from operations and debris carrying trucks and its effect on health, long hours of noisy operation, loss of scenic view. We have lived in beautiful Hidden Meadows for over 40 years and have enjoyed clean country living and wish to continue enjoying it. We're sure there is some place you could have your operation that would not be near homes. Our children and grandchildren love visiting here so please help us keep this area of San Diego county beautiful.

Respectfully,  
Charlie & Joyce Marks

**Loy, Maggie A**

---

**Subject:** FW: Project ID PDS 2008 3500 08 015 - North County Environmental Resources Project

> > -----Original Message-----

> > From: [marlers1@cox.net](mailto:marlers1@cox.net) [mailto:[marlers1@cox.net](mailto:marlers1@cox.net)]

> > Sent: Thursday, September 25, 2014 1:41 PM

> > To: Ehsan, Beth

> > Cc: [rirangan@yahoo.com](mailto:rirangan@yahoo.com)

> > Subject: Project ID PDS 2008 3500 08 015 - North County Environmental Resources Project

> >

> > Beth,

> >

> > My presentation given at the NOP EIR public input last evening is attached. My spreadsheet used to estimate costs and profit/loss for NCER is attached. You'll note references are provided for some of the data used in the analysis. I'm not a professional project estimator, so results should be considered very rough.

> > However, the estimates indicate that NCER may not be economically viable under regulated limits of 174 tons/day debris material imports and 48 ton/day processed material exports. Dave Siebett said the zoning of the land sets these limits. It makes me wonder what is the ultimate production plan for project.

> > Thank you.

> >

> > Byron Marler

> > 760-639-9186

Public Input at September 24, 2014 meeting in response to PDS NOP for the NCER Project

Project description and information available via PDS website as of Sept 11, 2014 seems inaccurate or inconsistent when the total project scope is considered.

Some examples of these inconsistencies follow:

- Based on the potential number of inbound trucks/tons per day (174 tons) and consider the planned outbound trucks/tons per day (48), the facility will exceed its storage capacity in less than a year. The calculations at lead to this outcome were detailed in our (Marler and Rangan) letter to Beth Ehsan dated Sept. 19<sup>th</sup>.
- The storage capacity of the facility is to be made up of about 20 containers, 60' by 60' by 18' tall. Also storage would be available in about 80 transport containers described to be 22' long by 8' wide by 7 ' tall. Thus onsite storage capacity is about 1,394,560 cubic ft. Assuming density of the CDI materials is 50 lbs. per cubic foot, gives an amount greater than 25,000 tons. Yet the NCER facility would likely be categorized as a Medium Volume CDI facility, regulated by 14CCR, Division 7, Chapter 3.0, Article 5.9 Section 17383.5. which allows processed concrete and asphalt to remain on-site for up to one year, and limits on-site storage to 5,220 tons (174 tons x 30 days). This regulation also requires all incoming debris to be processed within 15 days of receipt. Why is the additional storage capacity (25,000 tons) planned for the facility when the permit limit is 5,220 tons?

These analyses suggest an increase in plant throughput of material, with greater amounts entering and leaving the facility, is needed to avoid the capacity overflow and utilize the additional storage capacity.

Economic analysis for the planned facility based on information provided in the Initial Study and cost data found on the Internet indicates the following:

- Total capital cost of the facility, associated road and equipment will exceed \$11,800,000.
- Financial cost of borrowing 80% of that capital will exceed \$800,000 per year.



- One year operating expenses (wages, taxes, power, water, etc.) will exceed \$1,000,000.
- Thus annual cost to operate this facility will exceed \$1,800,000.
- In bound dumping fees (174/tons per day) and sales of out bound product (48 tons per day) will generate no more than \$1,600,000 per year.
- Thus NCER will be operating at an **annual loss exceeding \$200,000.**

Even if NCER parent company fully funds the capital expenditure plus one year operating costs (greater than \$13,000,000), the annual profit would be less than \$400,000, the return on investment would be about 3.5%, and the breakeven point on investment would be greater than 28 years in the future. Would the parent company commit this amount of money for so long at that rate of return?

A copy of my economic analysis spreadsheet will be sent to Beth Ehsan tomorrow.

**NCER will need to increase the through-put of the plant in order to make a profit.** It seems a likely conclusion that this is the next phase of the NCER plan once the facility becomes operational as a Medium Volume CDI facility.

Another issue, some of the equipment listed in the project description operates on diesel fuel. There has been no mention of diesel fueling facility at the NCER plant. Does this need to be covered in the project description? Would quantity of fuel to be used, fueling facility description, along with safety plans, related emissions and emissions impacts be in the EIR? Would the fire department need to re-evaluate the project based on this?

An accurate project description which includes the future (5-10 years) operation plans for the NCER is needed to assure a meaningful, comprehensive EIR will be prepared. The EIR needs to address the current inconsistencies in information, the likely future throughput of the facility based on equipment capacities, and the possible future industrialization of the area once the NCER facility has been approved.

Byron Marler  
9/24/2014.







Annual Net Profit/Loss	INCLUDING COST OF MONEY		EXCLUDING COST OF MONEY	
		(\$401,900)		\$458,907
SCENARIO 1	OWNERS FULLY PAY FOR CAPITAL OUTLAY AND ANNUAL OPERATING COSTS (\$13,000,000 +)			
	NET PROFIT FOR 1 YEAR = \$459,000			
	RETURN ON INVESTMENT = 459000/13000000		0.035272008	3.50%
	BREAK EVEN ON INVESTMENT = 13000000/459000		28.35109388	28 YEARS
SCENARIO 2	OWNERS BORROW 80% OF CAPITAL OUTLAY AT 3.3% APR FOR 15 YEARS			
	OWNERS BORROW 100% OPERATING COSTS AT 5% FOR 1 YEAR			
	NET LOSS FOR 1 YEAR = \$402,000	(\$401,900)		
	OWNERS INVEST THEIR FUNDS EQUAL TO BORROWED AMOUNT TO EARN 5 %	5%		
	WHICH IS \$10,600,000+ TO EARN RETURN OF 5%	\$531,782	6%	\$638,139
	TOTAL RETURN ON PLANT AND INVESTED \$	\$129,883		\$236,239
			7%	\$744,495
				\$342,596

**Loy, Maggie A**

---

**Subject:** FW: Project ID PDS 2008 3500 08 015 - North County Environmental Resources Project

-----Original Message-----

From: [marlers1@cox.net](mailto:marlers1@cox.net) [mailto:[marlers1@cox.net](mailto:marlers1@cox.net)]

Sent: Tuesday, September 30, 2014 9:08 AM

To: Ehsan, Beth; [marlers1@cox.net](mailto:marlers1@cox.net)

Cc: [rirangan@yahoo.com](mailto:rirangan@yahoo.com)

Subject: RE: Project ID PDS 2008 3500 08 015 - North County Environmental Resources Project

Beth, My spreadsheet overestimates the income side of the economics for NCER. I used \$20/ton to dump in the spreadsheet. A nearby C&D facility in Escondido charges \$10/ton (\$200 for a 20-25 ton truck load). So NCER will not be profitable with imports of 174 tons per day and exports of 48 tons per day. Byron

> >

> > Byron Marler

> > 760-639-9186

**Byron Marler**

25147 Rue De Fleur  
Escondido, CA 92026

**Kasturi Rangan**

25129 Rue De Fleur  
Escondido, CA 92026

c.c. Mark Wardlaw, Director, PDS

Darren Gretler, Asst. Director, PDS

Sami Real, Section Chief, PDS

David Sibbet, Planning Mgr, PDS

9/19/2014

**County of San Diego**

**Planning and Development Services**

**5510 Overland Avenue, Suite 310**

**San Diego, CA 92123.**

**Attn: Beth Ehsan, Project Manager**

**PDS 2008-3500-08-015 NORTH COUNTY ENVIRONMENTAL RESOURCES (NCER) RECYCLING FACILITY**

Dear Ms. Ehsan:

Thank you for issuing the Notice of Preparation document dated September 11, 2014 for the Environmental Impact Report for the subject project. We appreciate the opportunity to provide our input to the NOP process. We believe that this is a critical stage in the EIR process and that specific well defined inputs from the project applicant are essential to the useful outcome of the effort. You had earlier acknowledged the input provided in our letter of July 23, 2013 and had stated that it was made part of the administrative record for the project. After reading the documents that you have recently posted on the County website, we now make the following comments:

1. From an EIR perspective, the project description provided is vague and inconsistent. Although tonnage of materials in and out is mentioned, there is no description of processing capacity or rate of processing. For a waste recycling plant that uses crushers, screeners, and conveyors, processing capacity and rate are key contributors to environmental impacts. In June 2009, Contra Costa County Judge Barbara Zuniga struck down the EIR prepared by Chevron's Richmond oil refinery stating that the "project description is unclear and inconsistent .....". Further she wrote that "An accurate, stable and finite project description is sine qua non of an informative and legally sufficient EIR". From the project description provided in your documents, we are unable to visualize the proposed facility operating for more than a year without having to increase either storage or shipments. The scenario analysis that we do later in this document will clarify our observation. An EIR cannot be



done for a project, the scope of which is not valid beyond a year. Therefore our position is that further work on the EIR should not be allowed to proceed until a more complete project description, suited to longer term operation, is provided. It is not fair that public comment is currently sought on an inadequate project description. Public comments need to be re-sought after a more appropriate project description is provided by the applicant.

Based on the unsustainable project description provided, residents in the area are all the more concerned that we are faced with a project that, if approved now, will continually change its scope and ultimately result in an industrial complex of associated activities that is not compatible with its surroundings. There is a swell of public opinion that this project should be denied its permit and that an alternate, more acceptable solution should be sought for use of this property. How the County chooses to deal with the current EIR will be a significant influence on the public's view of this project.

2. **Scenario Analysis:** The project description states that NCER is anticipated to produce two truckloads (approx. 48 tons) per day of product but would be allowed to receive 174 tons per day of incoming debris. There is mention of storage bins – up to 20 of them sized 60 feet by 60 feet by 18 feet high. We assume they are made of steel sheets and have 3 sides with the top open. A 12,000 sq. ft building is included in the project description. Lacking any further description, and in particular the lack of a key factor – the processing capacity of the crushing and screening systems – several scenarios can be developed regarding the future of this enterprise:

- a. Somehow, only two truckloads of product will be made and the rest of the incoming material will be stored. Given the storage volume as 20 bins, each 60x60x18, the total storage volume= 1,296,000 c.ft. Assuming that the bulk density of incoming material is an average of 50 lbs/c.ft. and that 70% of each bin is considered full volume, the total yearly inventory in 20 bins would be about 23,000 tons which amount is 1.5 times the product planned to be shipped. As mentioned earlier, the storage capacity will be completely full within a year. Any facility that continues to receive more than it can ship will accumulate material and will either have to stop receiving or install more storage. With this scenario, it seems like the facility becomes more of a disposal facility rather than a processing/recycling facility and its permit application should take this into account.

Calculation of the economics of this business scenario clearly shows that the level of investment required for the facility as described by NCER is not justified unless the intent is to produce and ship much more than 2 truckloads per day.

Further, there would be no need to operate 14 hours per day for 6 days per week. Even further, with this rate of throughput, existing crushing plants that are within 5 miles of this location, both north and south, can handle this business without generating environmental impacts in the proposed NCER location.

Overall, this is an unrealistic scenario and should not be accepted as a basis for an EIR.

- b. A possible scenario is that all incoming materials will be processed as received, with minimal accumulation and therefore shipments will be 174 tons per day. The EIR should then take into account the appropriate operating capacity, corresponding noise and emissions, and

impacts from corresponding truck traffic and material handling operations on site. However, it is unlikely that the capacity of the processing facility would be an exact match for 174 tons/day of incoming materials and therefore this scenario would need revision to show the processing capacity of the facility.

- c. The processing capability of the facility would exceed the rate of delivery of incoming material. This is a realistic scenario which would provide capability for the facility to store material as well as process the material through crushing and grinding as needed to ship larger quantities of material if required, on a daily basis, as opposed to being limited to two trucks per day. This scenario requires that the processing capability of the facility be properly defined on an hourly basis. Processing capacity is a key input to any EIR and this should be the basis of this EIR. This will allow a realistic assessment of noise, dust, greenhouse gases, and other emissions. This will also ease residents' concerns about "piece-mealing" of capacity where a lower capacity is initially stated to lower environmental impacts and then raised later after project approval. There are precedents for this "piece-mealing" practice not being found acceptable by California Courts.
3. What is the function of the 12000 sq. ft. building mentioned in the project description?
  4. The location of the proposed 20 storage bins is not shown on the plot plan.
  5. There is no mention of dust and noise control technology in the process description. It is common practice for agencies to require that Best Available Control Technology (BACT) be used in proposed projects. Examples of BACT technology for this project would be the housing of the crushing and screening facilities inside a building designed to minimize noise and dust impacts on surroundings. Could the 12000 sq. ft. building be modified, expanded or otherwise be adapted for this purpose? Other BACT technologies could be the use of run-time meters on processing equipment to allow them to be used only in authorized working hours and in use of automated and interlocked water spray technology for dust control in all material handling operations.
  6. The Lead Agency (PDS) is not asking for a transportation study based on the ADT analysis of existing roads. However, a key concern of residents and users of roads adjacent to the proposed facility is the dust released from Inbound and outbound trucks from their storage compartments or from their tires. Perhaps there are regulations that require that these trucks be properly sealed. However, the practice is far from perfect and enforcement is usually poor because of budgetary or associated reasons. As an example, we provide a photograph in an attachment that shows a dust cloud in the wake of a truck leaving a concrete crushing facility located in San Diego County. This issue is a major concern and requires to be addressed in the EIR to the satisfaction of the neighboring public.

Yours truly,



Byron L. Marler



Kasturi Rangan







## REVIEW NOP OF AN EIR

North County Environmental Resources Recycling Facility (NCER)  
PDS2008-08-015, PDS2013-BC-13-0019, Log Number PDS2008-3910-08-08-012

ADJ Holdings, LLC Recycling Facility, Site address is 25568 Mesa Rock Rd, Unincorporated area of San Diego County.

**Comment – Traffic** NOP states no more than 2 outgoing truckloads per day with approximate loads of 48 tons per day, however there is no limitation on incoming trucks. Currently Deer Springs Road has a posted load limit of 7 tons and it is assumed Mesa Rock Road would have the same rating. With the load weights stated of 48 tons presumably Mesa Rock Road will not hold up to constant truck traffic with the stated load weights as proposed. Also nothing is stated about the number of incoming truckloads. Traffic route to and from this facility is a concern. It was stated the trucking route would be I-15 to Deer Springs/Mountain Meadow Rd, then routing to N. Centre City Parkway south and onto Mesa Rock Road to the facility. The claim is this route will lessen the traffic impact to all residents and fire station on Mesa Rock Road. The question here is what policing agency will insure trucks will not just travel on Mesa Rock Road?

**Comment – Air Quality** Since this facility will be crushing concrete and other masonry material how will the silica dust be monitored. Exposure to crystalline silica is common in operations involving crushing of concrete, brick, block, rock, and stone products. Inhalation of small (respirable) crystalline silica particles from the air can be inhaled. These types of exposures can lead to the development of disabling and sometimes fatal lung diseases, including silicosis and lung cancer. The International Agency for Research on Cancer, U.S. National Toxicology Program and the National Institute for Occupational Safety and Health (NIOSH) has designated crystalline silica as carcinogenic to humans. A San Diego County web site basically states that particles, i.e., quarrying, can be suspended in the air for long periods of time and travel great distances.

Monitoring must be done to EPA standards and correlated with the San Diego County Air Pollution Control District monitoring stations elsewhere in the area. At the Rosemary Mountain Quarry, Tracer Environmental Services placed monitoring stations at the site primarily for quarry (silica) dust. The stations monitored 10 micron particles and smaller to insure air quality in the area. Will NCER install enclosures around those quarry operations of concern to prevent air borne particulates? Air quality in the area will suffer tremendously. The clean, fresh air that is enjoyed would no longer exist. The proposed facility will create dust from crushing, transferring material; trucks going up and down the roadway will be with us constantly

California Health and Safety Code Section 41700 states that no person can discharge air contaminants that cause injury, nuisance or annoyance to any considerable number of persons or the public, or discharge air contaminants that endanger the comfort, health or safety of such persons.

**Comment** - "inert material"; besides the facility operator what entity will insure no asbestos product will be mixed with the recycled material? "Non-contaminated tree trimmings, wood and construction debris"; what entity prevents such material? "No composting or acceptance of solid waste"; what solid waste is referenced here?

**Comment – Water** NOP states a 100,000 gallon water storage tank. In the process of crushing concrete and other like materials into usable aggregate requires considerable water. Vallecitos Water District has declared a level 2 drought, does this proposed facility have a water reclamation plan and will the facility have a collection pit to prevent runoff?

**Comment** - Neighboring residents are vocal about their opposition to this facility, stating it is "out of character for the area", inappropriate zoning in an area where it is primarily estates and the affected view shed for the residents east of the I-15.

These comments are submitted by;  
Michael McIntire  
1299 Deer Springs Rd  
Space 25  
San Marcos, 92069

**Ehsan, Beth**

---

**From:** Angie Meeks <angie-meeks@cox.net>  
**Sent:** Saturday, October 04, 2014 3:44 PM  
**To:** Ehsan, Beth  
**Subject:** NCER waste project

Hello

I am a homeowner in the very near vicinity of the NCER waste project – concrete crushing plant at Mesa Rock Road.

I am very concerned about the impact that this project will have on my property value, my health and my wonderful, peaceful neighborhood in North Escondido.

I am concerned about the impact of the additional noise, dust and debris from the trucks.

This plant has the potential to significantly impact my property value and as well as my overall health.

Please do not allow the construction to move forward in this area. I value the peaceful, quiet piece of property that I purchased and I would appreciate the opportunity to keep it peaceful and quiet.

Angie Meeks  
25223 Jesmond Dene Heights Place  
Escondido, CA 92026





# County of San Diego

MARK WARDLAW  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
www.sdcounty.ca.gov/pds

DARREN GRETLER  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 534-2555

**NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-3500-08-015**  
**SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER**  
**PUBLIC SCOPING MEETING COMMENT SHEET**

DEAR BETH,

THE JESMOND DENE AREA OF  
NORTHERN ESCONDIDO IS AN ICON  
IN NORTH SAN DIEGO COUNTY.

THOSE WHO LIVE IN THIS AREA  
HAVE BEEN HERE FOR GENERATIONS  
AND THIS HAS BEEN A PEACEFUL  
AND WONDERFUL AREA IN WHICH TO  
LIVE.

I AM SURE I SPEAK FOR MOST IF NOT  
ALL JESMONDINIANS, THAT IT WOULD  
BE A TERRIBLE AND DISASTEROUS  
THING FOR THIS PLANT TO RUIN OUR QUALITY OF  
LIFE.

Mail to:

Beth Ehsan, Project Manager  
5510 Rufin Road, ste 310  
San Diego, CA 92123 Overland Ave

Email: [beth.ehsan@sdcounty.ca.gov](mailto:beth.ehsan@sdcounty.ca.gov)

FAX: (858) 694-3373

Phone: (858) 694-3103

THANK YOU FOR YOUR ATTENTION.  
*Gary A. Mills* 10/8/14  
Signature, Date  
GARY A. MILLS  
Print Name

25325 JESMOND DENE Rd.  
Address

ESCONDIDO CA. 92026  
City, State, Zip Code

**Ehsan, Beth**

---

**From:** Guitaruno@aol.com  
**Sent:** Thursday, October 09, 2014 1:37 AM  
**To:** Ehsan, Beth  
**Subject:** NCER Waste Project

Dear Ms. Ehsan.

I have very serious concerns regarding the negative impact that this project will have on my community in terms of noise, pollution, dust, property values, scenic views and the overall negative effect on our environment. I have asthma and COPD and I know that my breathing will be negatively effected by side effects of a project of this scope. This type of business should not be placed where it would negatively impact so many residents living in the area. There must be a site more suitable for an operation of this scope and nature.. Please give my concerns serious consideration when making a decision on the location of this proposed project.

Sincerely,  
Robert Oldin

**Ehsan, Beth**

---

**From:** O2btigerw <o2btigerw@aol.com>  
**Sent:** Sunday, September 21, 2014 6:33 PM  
**To:** Ehsan, Beth  
**Subject:** Re: North County Environmental Resources Recycling Facility

Beth,

Thanks you for the notification. I will be out of town and not able to attend the September 24th meeting unfortunately. My concerns are as follows.

1. Was a zoning change done which allows a Recycling business to operate in reasonably close proximity to residential dwellings? I know there was a high end development approved somewhat above where this is proposed. It seems to me that this type of business is not consistent with any reasonable proximity to homes plus there is a winery and a nursery just North of this who must be quite dismayed to hear about the Recycling Center. What will it do to their business?

2. My largest concern is traffic and air quality. We live perhaps 3/4 of a mile SW of this just off Gary near the former Escondido Country Club. During Santa Ana winds their emissions will be headed in our direction. Given the normal jet streams West to East the remainder of the time the emissions will impact Reidy Creek Elementary and Broadway elementary schools perhaps 1 1/2 to 2 miles East where you have an enrollment of well over 1000 young children not to mention a large residential area. Again, how is this be possible? Is this the legacy our children and grandchildren as well as we taxpayers deserve?

In my opinion this should be located at minimum 10 miles North so that Lawrence Welk's and Hidden Meadows are also not impacted.

Thanks for listening,

Dave Olson  
 1415 Anchoe Glen  
 Escondido, Ca 92026

-----Original Message-----

**From:** Ehsan, Beth <Beth.Ehsan@sdcounty.ca.gov>  
**To:** o2btigerw <o2btigerw@aol.com>  
**Sent:** Mon, Sep 8, 2014 11:09 am  
**Subject:** North County Environmental Resources Recycling Facility

Hello Mr. Olson,

I hope you are well and staying cool.

I trust you received the copy of the EIR Request Letter that we sent you last month for the North County Environmental Resources Recycling Facility. We know you were concerned about this project, so we wanted to let you know that after a one year hiatus, the applicant is moving forward with preparation of an Environmental Impact Report.

The first step in the EIR process is to send out a Notice of Preparation (NOP) to State agencies, neighbors, and interested parties like yourself. The NOP is intended to establish the scope of environmental review and identify potential issues to be reviewed in the EIR. The NOP package includes to the plot plan, location maps, and an initial study with a detailed project description and preliminary list of potential impacts. You will receive a notice with links to all of the NOP documents this Thursday.

The NOP public review period starts on Thursday and ends on October 10<sup>th</sup>. Comments can be submitted by mail or email. If you wish to meet with the project applicant and County staff and make your comments in person, there will be a public EIR scoping meeting on September 24<sup>th</sup> at 6 pm at the County Operations Center hearing room. All of this information will be in the notice too. Please let me know if you do not receive the notice or if you have any questions. We appreciate your continued interest and involvement in the review process.

Thanks,  
 Beth



**Ehsan, Beth**

---

**From:** Julie Ramirez <jeramirez1015@yahoo.com>  
**Sent:** Monday, October 13, 2014 10:13 PM  
**To:** Ehsan, Beth  
**Subject:** Concerns about North County Waste Recycling Project.

Dear Ms Ehsan,

I am writing this letter out of concern regarding the new Construction and Demolition Waste Recycling Plant being proposed for North County.

I am a business owner with several residential care facilities in the area. Our clients, more than 40 in total, are composed of elderly, developmentally disabled and other persons requiring a peaceful and safe environment to call home.

My worry is that this new recycling facility would negatively impact the quality of life of my clients. Please send me copies of any studies the County has completed and any information regarding future planned studies about the impact this proposed construction.

Sincerely,

Julie Ramirez  
Administrator  
The Country Club Guest Home

**Ehsan, Beth**

---

**From:** Kevin Ramirez <kevinram@scripps.edu>  
**Sent:** Monday, October 13, 2014 10:24 PM  
**To:** Ehsan, Beth  
**Subject:** Waste Recycling Plant

Dear Beth,

I am a home owner in Escondido and am worried about the Waste Recycling Project that will possibly be built in the North County.

The NOP doesn't contain enough details about the facility and the volume of material it will handle. It seems that there will be a lot more material entering than leaving daily, which makes me think there will be a build up of waste on site. I am also worried that the increased traffic due to trucks will impact my commute and will leave debris around my in my neighborhood.

Can you please address these concerns?

Thanks,  
Dr. Kevin Ramirez

July 23, 2013

**Inputs to the scoping review for the Environmental Impact Report for ADJ Holdings – North County Environmental Resources proposed to be located at 25568 Mesa Rock Road, Escondido, CA 92026 (from Byron Marler and Kasturi Rangan)**

**From:** Kasturi Rangan [mailto:rirangan@yahoo.com]  
**Sent:** Tuesday, July 23, 2013 2:26 PM  
**To:** Sibbet, David  
**Cc:** Ehsan, Beth; Real, Sami; Gretler, Darren M; Byron Marler  
**Subject:** Inputs to EIR Scope for ADJ Holdings PDS 2008-3500-08-015

Mr. Sibbet:

Byron Marler and I thank you for the explanation that you provided in our telephone conversation yesterday about the process of preparation of an EIR for ADJ Holdings – North County Environmental Resources project – PDS Record ID 2008-3500-08-015. We are keen on participating in the scoping discussion. We have been giving some thought to the kinds of issues that we think should be addressed in the EIR and have compiled a list as shown in the attached document. We are taking the liberty of sending this document to you in advance of the scoping discussion meeting and hope you will find it useful. If you have any questions or comments, we will gladly communicate further.

Kasturi Rangan.

**Project Objective and Economics:**

- Explain capacity of proposed plant vs. market need and corresponding economics
- Consideration of alternate locations
- Why can't other existing plants meet the need? The alternative of not setting up the plant needs to be included
- Explain processing details for each type of waste – concrete, other construction and demolition wastes, and green waste. For example, crushing would need to be defined further by explaining how many stages of crushing are involved, maximum acceptable sizes of feed, recycling within crusher circuit, magnetic separation for removal of metallic fragments, etc. Such descriptions allow for better understanding of power consumption as well as number of material streams that must be physically segregated, moved, stored, and handled until sold or disposed.
- Define alternatives – outdoor operations, fully enclosed operations, partially enclosed operations
- Explain how many waste streams there are – solids (100 % of incoming material usually cannot be recycled), liquids – how are they handled, treated and disposed – alternatives considered.
- Explain broader plan for facility that will use all 3 parcels that are classified as industrial. Currently the recycling facility is stated to fit on only one parcel. Are there plans to integrate upstream (for example bring in quarried rock for crushing) or downstream (for example concrete mixing and asphalt mixing plants) and locate such facilities or other



July 23, 2013

Inputs to the scoping review for the Environmental Impact Report for ADJ Holdings – North County Environmental Resources proposed to be located at 25568 Mesa Rock Road, Escondido, CA 92026 (from Byron Marler and Kasturi Rangan)

facilities on the other two parcels? If so such facilities must be included in the EIR as cumulative impacts will be much higher.

- Discuss the compatibility of the proposed Construction, Demolition and Green Waste recycling plant with the surrounding land use which is residential and semi-rural residential.
- Discuss the likelihood of progression of industrial land-use expansion in an area once an initial facility such as a construction/demolition waste processing plant is installed. Are there synergies with other industrial types such as quarry and rock crushing, and concrete/asphalt plants; do these types of facilities tend to locate as adjacent operations? Would the location of this proposed facility lead to secondary facilities such as retail selling of aggregate, sand, block, brick, pavers, and other related items and thus heighten the incompatibility of these types of businesses with the current nature of land use?

**Economic Impacts:**

- Estimate property value decline for 60 homes with view of plant
- Estimate property value decline for all homes within 2 miles
- Estimate property tax losses to county by decline of home values within 2 miles.
- Business plan that demonstrates potential for profitability of light recycling plant and demonstrates at what plant capacity profitability is expected (break-even point).

**Construction Phase:**

- Impact on potential archeological sites not only on the parcel on which the facility will be located but also the parcels through which the access roadway will pass.
- Impact on biological resources on all parcels.
- Noise impact of grading and filling site – restriction on hours of operation.
- Dust control on cutting and filling operations on site – how will this be done and the sub-impacts of the control operations – water effluent quantity, quality, etc.
- Fire protection measures depending on season during construction
- Greenhouse gas emissions from fossil fuel driven equipment and delivery trucks that bring required fill.
- Truck traffic impact on local roads from fill being brought in.
- Dust emissions and debris spillage from fill trucks on local roads and nearby residences, particularly in the area of Mesa Rock Road.
- Staging of construction operations to minimize visual impact during construction

**Operations Phase:**

July 23, 2013

Inputs to the scoping review for the Environmental Impact Report for ADJ Holdings – North County Environmental Resources proposed to be located at 25568 Mesa Rock Road, Escondido, CA 92026 (from Byron Marler and Kasturi Rangan)

- Truck traffic in and out
  - Impact on local roads
  - Impact of emissions on communities
  - Green house gases released vs. attainment of county commitments
  - Impact of emissions on communities and bikers
  - Impact of dust from trucks on communities and bikers
  - Capability of local roads and I-15 interchanges to handle additional truck traffic
  - Limitations of tonnage to be hauled per truck
  - Impact of truck traffic on response time from Deer Springs Fire Station to surrounding areas
  - Enforcement procedures for truck traffic to stay on recommended roads
  - Use of optical scanning methods to keep timed records of truck entry and egress and direction of entry and egress.
  - Safety for bike riders and pedestrians along truck-route streets to plant site, noting that bike lanes are quite narrow at some locations
- Greenhouse gas emissions from fossil fuel driven equipment on site
  - Plans to minimize idling of equipment – run time meters on equipment
- Energy Consumption
  - Breakdown of types of energy to be consumed – electrical, fossil fuel, solar – and the applications for each type.
  - Energy cost per unit of product produced and comparison with commercially available alternative such as aggregate crushed from quarried stone.
  - Fuels delivery routes and precautions.
- Air emissions of plant operations including exhaust gases from plant equipment, dump trucks while on property and green waste.
  - Impacts of those air emissions
  - Organic gases and odors from green waste processing and expected impacts.
- Noise from operations
  - Analysis of noise for each operation – unloading, crushing, screening, conveying, blending, moving of inventory, loading, etc. individually and cumulatively
  - Analysis of noise for each alternative – indoor operation, outdoor operation, etc.
  - Restriction of noise early in the morning and late evening
  - Explanation of noise modeling techniques
  - Noise suppression methods to be used.

July 23, 2013

**Inputs to the scoping review for the Environmental Impact Report for ADJ Holdings – North County Environmental Resources proposed to be located at 25568 Mesa Rock Road, Escondido, CA 92026 (from Byron Marler and Kasturi Rangan)**

- Consideration of block walls ( as used along interstate highways to protect communities from noise) instead of fencing to absorb noise of operations
- Does local topography (mountain to west, valley to east) and ground type (rocky) enhance (reflect) noise propagation toward residential areas to east?
- Best available technology for noise control
- Dust released from operations
  - Quantification of dust release from each operation – unloading, conveying, crushing, screening, blending, storage, loading, etc
  - Total dust released from operations for various wind conditions
  - Restriction/shutdown of operations under specific wind conditions; specification of use of wind speed instruments/meters and warning systems.
  - Dust release for various alternative scopes – indoor, outdoor, etc.
  - Particulate dispersion modeling techniques
  - Characterization of particulate composition from crushing/screening operations– silica, alumina, etc and their effects on human population of various ages
  - Characterization of fungi spores that are common in construction and demolition wastes and with green wastes; and potential health impacts.
  - Possible impacts on schools and convalescent homes within 2 miles of facility
  - Dust control methods – for example indoor operations using ducted intake systems, bag filters, scrubbers, etc; outdoor operations using appropriately designed water spray technology. Interlocking of conveyors, crushers, and screens to water spray valves to ensure water is on when equipment is running. Run time meters on equipment.
  - Impact of dust from operations on flora and fauna
  - Influence of inventory of raw material and finished product on dust release – method of control and restriction of inventory to reduce dust
  - Best Available Control technologies for dust control and how they will be used on all sources of dust from plant operations.
- Effluents and their impact
  - Portion of solids stream that cannot be marketed – storage, transportation, and disposal methods. If disposed on site – define quantity and method
  - Water based effluent – rainwater run-off, water used for dust control, and general washing of trucks and equipment, quantification and composition, sedimentation or other method of removal of solids, disposal of solids and liquid effluent.
  - Effluent and emissions from green waste operations
- Hazardous Materials



July 23, 2013

Inputs to the scoping review for the Environmental Impact Report for ADJ Holdings –  
North County Environmental Resources proposed to be located at 25568 Mesa Rock  
Road, Escondido, CA 92026 (from Byron Marler and Kasturi Rangan)

- Procedures and safeguards to prevent inadvertent entry of asbestos, lead based paint, and other toxic materials along with construction/demolition debris.
  - Emergency Plan to deal with recognition of hazardous materials having been processed on site.
  - Fuel storage and handling procedures including filling station.
  - Demolition debris is known to contain mildew and fungus of various kinds. Considering that there has been an increase in the spread of dust borne diseases like Valley Fever, what are the probabilities of the proposed facility contributing to the spread of such diseases and the precautions that need to be taken - for example, mandatory fungus studies from materials received and inventoried on site.
- Visual Impacts
  - Plan for screening scenic degradation
    - Cannot be a scheme which will take years to accomplish such as planting of trees
  - Plan for screening fences, height, color and effectiveness.
  - Effectiveness of all screening as determined by visualizations from public streets and vistas from approximately 60 homes located north through east through south of the plant.
  - Place plant in a basin or surround it with a berm that puts equipment, buildings, and operations below view.

Pangan

**Public Input at PDS – NOP/EIR meeting on 9/24/2014 Project PDS 2008-3500-08-015**

Beginning at where Byron Marler finished, if the project description is inadequate, environmental impacts cannot be properly determined.

It seems reasonable to expect that an industrialist should be able to articulate his vision for the use of his industrial property by better defining the proposed project – including its expansions and the associated projects that will follow. For example, concrete batch plants and /or asphalt plants could integrate downstream of this facility. CEQA guidelines actually require that “probable future projects” must be considered in an EIR. This will provide the public with a view of what this property/area would look like 5 – 10 years from now. They may not like the vision but it would lead to useful discourse and, perhaps, some acceptable compromises. It would also help PDS to better assess and evaluate infrastructure requirements and environmental impacts.

In contrast, this applicant has not shared his plans or vision. The terms “medium volume facility” and “light recycling facility” are both used in describing the facility in the Initial Study. Which is it? We have already shown that shipment of just 48 tons/day for the proposed scope of facilities is not economically viable and is inconsistent with the large storage and other facilities planned. Rate and duration of material processing through crushing and screening facilities as well as quantities and duration of handling of inbound and outbound shipments are key factors in determining dust and noise impacts. Such description is not provided. Instead there are statements such as “ If the facility receives one load per day of CDI raw materials and the process equipment needs four loads to operate, then on the fourth day four loads would be processed at once”. This is not a time for supposition. There needs to be clarity in the project description. When we look up the specifications of the proposed crusher in the equipment vendor’s website, it shows a capability of 250 tons/hour or 2000 tons/per 8 hr day vs. 48 tons to be shipped per day. Shouldn’t the EIR be based on an operating rate of 250 tons/hr, eventually operating for 12-14 hours/day, 6 days/week at this site?

It must be pointed out that this project ID of 2008-3500-08-015 was first assigned to an application for a nursery at this site. In year 2012, the project scope was changed to “waste recycling facility” without notice to neighbors.

Now, the understatement of project description for a facility that is to be located on one of 3 adjacent parcels with an I-3 classification only creates skepticism among the public.

The better way is to "DO IT RIGHT".

I quote Contra Costa County Judge, Barbara Zuniga who in 2009 wrote "An accurate, stable and finite project description is sine qua non of an informative and legally sufficient EIR".

Kasturi Rangan

9/24/2014.



Ehsan, Beth

**From:** Kasturi Rangan <rirangan@yahoo.com>  
**Sent:** Thursday, October 02, 2014 12:34 PM  
**To:** Wardlaw, Mark  
**Cc:** Gretler, Darren M; Real, Sami; Sibbet, David; Ehsan, Beth; Loy, Maggie A; Byron Marler  
**Subject:** Project ID 2008-3500-08-015

**Project ID 2008-3500-08-015 North County Environmental Resources Project**

Dear Mr. Wardlaw:

This is a joint e-mail from Byron Marler and Kasturi Rangan. We are writing to you about the recently initiated NOP for the EIR for the subject project. We attended the Scoping Meeting on 9/24/2104. Your staff did a very good job of organizing the meeting, providing sufficient time for public attendees to make their comments, and encouraging attendees to carry comment forms to others who could not attend.

We understand that you will be the decision maker on the acceptability of the EIR for this project and therefore feel the need to let you know that we and others continue to be concerned about the impacts of the proposed project.

We summarize below the comments made by several of the attendees, with some additional quantitative information:

1. The project description is inconsistent with its stated intent to ship two product truck loads, or 48 tons per day and be allowed to receive up to 174 tons/day of incoming material in keeping with the definition of the facility as a medium volume facility.
2. Storage inventory is very much higher than that required, given that only 15 days of incoming material and 30 days of outgoing material can be stored. While the storage required for such a facility would be in the range of 5000 tons, the project's storage capability calculates to over 25,000 tons.
3. While processing capability is not specifically stated in the project description and is another example of inadequacy in this regard, information from vendor catalogs show that the model of crusher specified by the project applicant would process 250 tons/hr of debris. With this capacity, the entire accumulation of 15 days of incoming material at 174 tons/day could be processed in less than 12 hours. Shouldn't this high rate 12 hour/day operation be the defining case for determination of environmental impacts from this operation
4. Given the above information why would the project need to be operated 14 hours/day, 6 days/week, as mentioned in the project description?
5. Independent calculation of project economics shows that the project would not be viable for the investment required if only two product truck loads are shipped per day.
6. While it is common for industrialists to articulate their vision relative to their proposed facilities, this project applicant has not been forthcoming with information for the public. In fact, when he changed the project scope from a nursery to a waste recycling facility in 2012, he did so without public notice. Additionally, pre-approval code violations on

the project site make the neighboring residents even more concerned about the impacts of this facility.

7. It is well established that a finite project description is an essential requirement for proper definition of an EIR. This project lacks such a description.
8. Residents in the vicinity are very concerned about the impacts of dust and noise from the facility and from inbound and outbound truck traffic, loss of scenic view, and deterioration of home values.
9. One resident pointed out that a dust generating facility that had been proposed several years ago in the vicinity of Champagne Village had withdrawn the project proposal after residents in this area voiced their concerns about dust effects on health.

Overall, the public have a concern that the facilities being planned and the work hours stated are intended for producing and shipping more than 2 truck loads per day. Approval of such facilities would only create problems because the environmental impact would be much greater than that studied for the inadequate project description and initiation of any enforcement issues would be left to the public.

In concluding the meeting, County staff stated that the project description was just the initial submittal and the EIR would go through several iterations before the document is presented for public review. This might be procedurally correct. However, if we consider the fact that this project had gone through several iterative reviews with PDS prior to the EIR requirement and the project applicant took a year's delay after the EIR was made a requirement in July, 2013, a better project definition would be reasonable expectation at this time which is the beginning of the EIR process. Why did PDS choose to accept such a project description for its Initial Study?

As for our degree of analysis of this project, we do this from our backgrounds as scientists and engineers who have spent their careers working in industry, often taking into account the kinds of information that we would have provided if we had been providing information for a permit for a new industrial facility.

We feel it would be worthwhile for us to meet with you, at your convenience, to discuss these issues in detail. Looking forward to hearing from you. Our telephone numbers are as follows:

Byron Marler 760-658-6591 Kasturi Rangan 760-317-9697.

Yours truly,

Byron Marler

Kasturi Rangan.



Ehsan, Beth

---

**From:** laura rizza <rizzalaura@hotmail.com>  
**Sent:** Saturday, October 04, 2014 5:39 PM  
**To:** Ehsan, Beth  
**Subject:** Recycling Plant, North SD County, Mesa Rock Road

Hello Beth,

I am writing about the proposed "recycle plant" application located on Mesa Rock Road in North County. I believe the plant is a very poor idea which has not been thoroughly thought out. The plant's applicant is centered on money and has little to no consideration of the surrounding community. This has proven true in other endeavors of this particular person. However, I am not writing to you to discuss his character or questionable business practices ~ but I am gravely concerned about the impact this "recycling plant" will have on the environment and community. There will undoubtedly be considerable noise which exceeds acceptable levels associated with the concrete crushing portion of the designated plant. The dust which will be created via the trucks traveling on Mesa Rock Road and produced by the facilities are likely to be of such volume that health issues could occur as well as aggravating current health issues already in place. This particular area being considered for the plant is rural, quiet, scenic, and calm. If this recycling plant is permitted all of those qualities will change and the simple aesthetic of life here will be deeply compromised. Another grave concern that I hold is the issue of water. California is anything BUT water wealthy and allowing this recycling plant to be operational and use many many gallons of water daily to run the plant further compromises an issue which is already dire. Southern Californians are already on a restricted water usage schedule and allowing a new company who requires hundreds of gallons of an already compromised resource to move into the area is nothing short of foolish. PLEASE consider these issues as you deal with this particular recycling plant application/study/scoping. I cannot understand how anyone could possibly consider such a plant to move forward when it's immediate and long term impact will be obviously and hugely negative.

I send this letter with a small voice with the hope you have large ears and an even larger sense of logic and heart.

Thank you,

La Rizza  
[rizzalaura@hotmail.com](mailto:rizzalaura@hotmail.com)  
760\*801\*5529



**Ehsan, Beth**

---

**From:** Richard Savinda <rbsavinda@cox.net>  
**Sent:** Saturday, October 04, 2014 3:31 PM  
**To:** Ehsan, Beth  
**Subject:** RECYCLING PLANT

Beth,

Our community is directly a crossed from this plant and the noise and dust it will make every day is unacceptable to me. It will affect our property values and our quiet neighborhood will be no more. Anything you can do to prevent this plant from being built is appreciated.

I have been forwarding all information to my neighbors with the hope they will respond to you by e-mail.

Rich Savinda  
25297 Jesmond Dene Hts. Pl.  
Escondido, Ca 92026

**Ehsan, Beth**

---

**From:** Tena <37butterflies@gmail.com>  
**Sent:** Tuesday, October 07, 2014 10:17 AM  
**To:** Ehsan, Beth  
**Subject:** Comment re: Proposed Construction and Waste Recycling Plant on Mesa Rock Road

Dear Ms. Ehsan:

My family and I live in north Escondido, east of the proposed construction recycling plant on Mesa Rock Road. We are strong recycling proponents but my husband suffers from asthma and we're dreading the effect this plant would have on those who live downwind like we do. Also, is industrialization really appropriate in the northern gateway to Escondido, in the beautiful rock-studded hills of the I-15 corridor traveled by thousands each day?

We strongly oppose a construction and waste recycling plant in this area.

Sincerely,

Tena Scruggs  
Escondido, California

**Ehsan, Beth**

---

**From:** Pam Sievers <psievers@orionbroadband.net>  
**Sent:** Monday, October 06, 2014 8:27 AM  
**To:** Ehsan, Beth  
**Subject:** Mesa Rock Road Project

**Importance:** High

I am sincerely concerned about the impact of the proposed waste recycling (concrete crushing) plant at Mesa Rock Road project because of noise, dust from operations and debris carrying trucks and its effect on health, long hours of noisy operation, loss of scenic view, and deterioration of housing values.

Please do NOT let this project be approved.

Pam Sievers  
Local Resident in Hidden Meadows



10.13.14

County of San Diego  
 Building and Planning Services  
 5110 Overland Avenue, Ste. 310  
 San Diego, CA 92123

Project Manager Beth Ehsan  
[beth.ehsan@sdcounty.ca.gov](mailto:beth.ehsan@sdcounty.ca.gov)

RE: NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-1300-08-415  
 SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER  
 PUBLIC SCOPING MEETING COMMENTS

Mr. Ehsan,

I am owner of property and resident at 25670 Jesmond Dene Rd, Escondido, CA 92026, would like to voice my strong opposition to this "Waste Recycling Project".

As a cancer and Bone Marrow Transplant survivor who now has a compromised immune system, I am very concerned about all the toxins that will be flowing directly across my property in the afternoon breeze. Believe me when I tell you that if you can smell it, there are toxins in it. You can go to any recycling center and smell the stink. It isn't just a bad processing that is a concern. The processing of concrete is a health concern to me as well. Concrete dust is not only a known health hazard, but causes damage to vehicles, lawnmowers, and equipment. The wind blows directly across the valley and through the Jesmond Dene area and on to the North Broadway area. All residential. The pollution that is carried in the air is damaging to so much of our property, ourselves and our pets. We may not be right next door, but the damaging effects of this plant will carry straight to our neighbors. We have a right to keep the neighborhood safe and clean. I have owned and lived at this address for over 30 years. This end of town is a planned residential area that has no place for "Waste Recycling Project". Not only am I concerned for my health, but my quality of life will be compromised by the noise and congestion that

will occur. Property values will decrease due to the intensified traffic. As it is, the county does not have enough money to properly maintain the roads and now you are considering adding a heavy burden on an already deteriorating roadway system which was never designed to handle this sort of commercial traffic. This would also draw additional people to the area who will now be stealing items of value left outside because of the ease of dropping it across the valley to exchange it for dollars. Most neighbors in the community have a minimum of at least an acre and it is too expensive to fence a small lot of property.

In addition, the "recycling" plant, will be storing an enormous amount of waste in piles as it is not able to "recycle" the amount that will be coming in on a daily basis. The end result will be a continually growing junk yard, which will all be in plain sight. A project like this should not be allowed in an area of primarily residences. It is not just an eyesore, but unhealthy, unsanitary, and noisy. This is a neighborhood, not an industrial area.

Please DO NOT approve this project for these and many more reasons:

*Samuel M. Strub*

Samuel M. Strub

10100 Raymond Dene Rd.

San Diego, CA 92026

**Ehsan, Beth**

---

**From:** John & Karen Thompson <jkfam2000@yahoo.com>  
**Sent:** Tuesday, October 07, 2014 5:50 PM  
**To:** Ehsan, Beth

To Beth Ehsan,

I am writing to express my concern over the waste recycling plant that is being considered on Mesa Rock Road.

My family lives in the Montreux development across the highway from the proposed site. The site is in our direct view and I have many reservations about this. We currently are in a rural, quiet community and I believe the noise level will be much greater if the plant is allowed. I also know our view of the hillside will change to an industrial site. The wind usually blows from the west and I am also greatly concerned about the dust pollution that will blow our way and will affect the health of our family, especially my two sons with asthma.

In addition to the negative effects above mentioned, I believe our property value will decrease due all the of these negative impacts on our home and neighborhood.

Thank you for your consideration of mine and my family's concerns.

Karen Thompson  
2938 Rue Montreux  
Escondido, CA 92029  
760-917-9555



**Ehsan, Beth**

---

**From:** Diana Towne <dltowne@gmail.com>  
**Sent:** Wednesday, October 08, 2014 6:03 PM  
**To:** Ehsan, Beth  
**Subject:** NOP re NCER waste project - PDS 2008-350-08-015

Ms. Beth Ehsan

Project Manager

County of San Diego

Dear Ms. Ehsan:

I write regarding the proposed business - **Construction and Demolition Waste Recycling Plant** ("plant") - slated for Mesa Rock Road in North San Diego County. And as I understand the plant's location in situate in the County, I am still compelled to state my objection to this project, and request the denial of any permit for any such use.

We live just over the hill from where the plant would be constructed, and fear the added dust, dirt and other particulates spewed into the air will impact our well-being and quality of life. Our grandson and his fellow schoolmates at Reidy Creek Elementary School, which is within 2 miles and east of the plant, will be subjected to horrible air quality should this project be allowed a permit to operate. America is in the midst of an asthma epidemic caused by the explosion of toxins in our environment (this can be read in any newspaper on any day). Our children should not be subjected to further air pollution!

In addition to Reidy Crcek Elementary, Jesmond Dene Park, Reidy Creek Golf Course are all in the prevailing wind pattern from the plant and within a 2-mile radius. Directly south of Reidy Creek Elementary is Broadway Elementary, and Escondido High School. Add to this the hundreds of homes that are scattered throughout the NE and NW quadrants along I-15. This plant should not be allowed to be built. It does not fit.

From the I-15 freeway going north out of Escondido, one has expansive views of rolling hills and mountains dotted with homes, orchards, groves, and greenhouse nurseries, there are valleys and mountain tops – nothing scarred by an industry like the proposed recycling plant. Driving south on I-15 it is the same view and a lovely gateway into San Diego County. As far as freeways go, we are fortunate in this area not to have the hodgepodge and inappropriate land use industry like the proposed rock crushing plant. This plant, if allowed to

be built, will ruin the character of this beautiful area. Why? Because it doesn't fit! This is rural residential, and inappropriate for this sort of business, regardless of the zoning – a business like this does not belong literally in our backyard. Escondido is attempting to increase its winery tourism and a rock crushing plant is not conducive to tourism. This is a bad use plan.

There are many less emotional and more relevant arguments that I should address regarding this project, such as the amount of trucks carrying, literally, tons of material daily on a rural two lane frontage road. The discharge of dust and particulate matter, from debris carrying trucks, is often noticed in San Diego County and is a major concern to residents and users of roads adjacent to the proposed project site. From what I understand, the project description provides no information on control technologies used to abate dust, noise, and other emissions. Reduction of environmental impact requires the use of "Best Available Control Technologies (BACT)".

**Quality of life for San Diego County residents is most important and should be considered first and foremost by our leaders, public servants, officials, and politicians.**

On behalf of my family, friends and neighbors – those living within and without the 2-mile radius of this project, I implore you to be very diligent and scrutinize everything. Cross every "t" and dot every "i". This plant is a bad fit and inappropriate, and my hope is that it is not allowed to be built.

Sincerely,

Diana Towne

1415 Anoché Glen

Escondido, CA 92026

760/432-6767

[dltowne@gmail.com](mailto:dltowne@gmail.com)

**Ehsan, Beth**

---

**From:** Loy, Maggie A  
**Sent:** Wednesday, October 08, 2014 10:02 AM  
**To:** Ehsan, Beth  
**Cc:** Sibbet, David  
**Subject:** FW: [Website Feedback]: No. County Environmental Recycling Facility (NCER)

For the record.

**From:** Kohatsu, Sachiko  
**Sent:** Wednesday, October 08, 2014 9:54 AM  
**To:** Loy, Maggie A  
**Subject:** FW: [Website Feedback]: No. County Environmental Recycling Facility (NCER)

Good morning, Maggie~

Please note Diana Towne's comment below.

Thank you,  
Sachiko

*Sachiko Kohatsu*

Policy Aide  
Supervisor Dave Roberts  
1600 Pacific Highway, Room 335  
San Diego, CA 92101  
(619) 531-5533 Phone  
(619) 531-5859 Direct  
(619) 234-1559 Fax  
[sachiko.kohatsu@sdcounty.ca.gov](mailto:sachiko.kohatsu@sdcounty.ca.gov)  
[www.supervisordaveroberts.com](http://www.supervisordaveroberts.com)



Find Supervisor Dave Roberts on Facebook



Follow Supervisor Dave Roberts on Twitter

On Oct 7, 2014, at 8:36 PM, Roberts, Dave <[Dave.Roberts@sdcounty.ca.gov](mailto:Dave.Roberts@sdcounty.ca.gov)> wrote:

Mike - Let me have county staff check and we will get back to you. Dave



Dave Roberts  
 Supervisor  
 San Diego County Board of Supervisors, District 3  
 1600 Pacific Highway, Room 335  
 San Diego, CA 92101  
 619-531-5533  
[www.SupervisorDaveRoberts.com](http://www.SupervisorDaveRoberts.com)

**From:** Michael Morasco [[Mmorasco@ci.escondido.ca.us](mailto:Mmorasco@ci.escondido.ca.us)]  
**Sent:** Tuesday, October 07, 2014 8:30 PM  
**To:** Roberts, Dave  
**Subject:** Fwd: [Website Feedback]: No. County Environmental Recycling Facility (NCER)

Tried to send this to you and Bill but guess first email was not valid. Here is what was meant for both of you. Comment..Thanks

Michael Morasco  
 Escondido City Council  
 District 4 Representative  
<http://www.happybirthday.escondido.org/>  
 Sent from my iPhone

Begin forwarded message:

**From:** Michael Morasco <[Mmorasco@ci.escondido.ca.us](mailto:Mmorasco@ci.escondido.ca.us)>  
**Date:** October 7, 2014 at 8:27:09 PM PDT  
**To:** Bill Horn <[supervisorhorn@facebook.com](mailto:supervisorhorn@facebook.com)>  
**Subject:** Fwd: [Website Feedback]: No. County Environmental Recycling Facility (NCER)

FYI. I thought this proposed project was dead. Has not heard anything about it in well over a year. Thoughts?

Michael Morasco  
 Escondido City Council  
 District 4 Representative  
<http://www.happybirthday.escondido.org/>  
 Sent from my iPhone

Begin forwarded message:

**From:** <[noreply@www.escondido.org](mailto:noreply@www.escondido.org)>  
**Date:** October 7, 2014 at 4:47:54 PM PDT  
**To:** <[sabed@escondido.org](mailto:sabed@escondido.org)>, <[odiaz@escondido.org](mailto:odiaz@escondido.org)>, <[egallo@escondido.org](mailto:egallo@escondido.org)>, <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>, <[jmasson@escondido.org](mailto:jmasson@escondido.org)>  
**Subject:** [Website Feedback]: No. County Environmental Recycling Facility (NCER)  
**Reply-To:** <[dltowne@gmail.com](mailto:dltowne@gmail.com)>

Diana Towne  
[dltowne@gmail.com](mailto:dltowne@gmail.com)

Dear Council Members:

As you know, there is a proposed concrete crushing plant slated for Mesa Rock Road just north of town. This use of land is inappropriate and nonconforming and I implore you ALL to write a letter to the County stating your displeasure with this proposal. I know this is a County issue, but Escondido and many of its residents will be detrimentally affected physically and economically if this plant is allowed to be built at its current location.

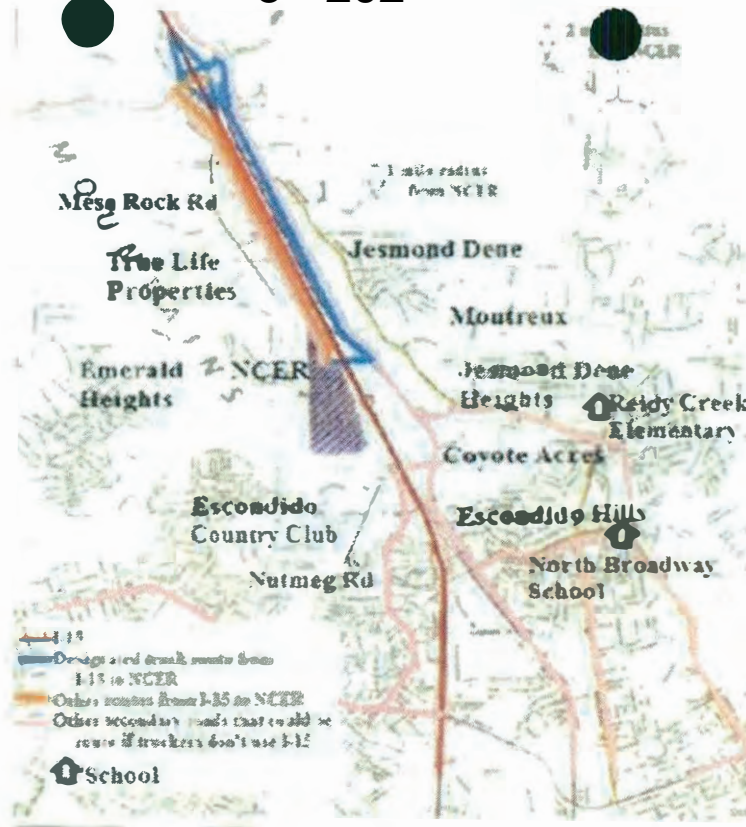
\*There are homes on both sides of the freeway that will be affected by the plant.

\*Belle Marie Winery and Tasting Room will be hard pressed to have outside functions on their lawn with assured dust this plant will generate.

\*Reidy Creek Elementary, Jesmond Dene Park and Reidy Creek Golf Course are due east of the proposed plant. Not to mention all the homes. The prevailing winds are West to East. The plant is anticipated to produce approx. 48 tons per day of product and would be allowed to receive 174 tons per day of incoming debris. Huge truckloads of dust and rock. Makes one want to buy a home in the NW or NE corner of Escondido, doesn't it?

The Notice of Proposal (PDS 2008-3500-08-015) has been issued, the EIR process is underway. PLEASE tell the County Escondido's citizen's don't need to have this plant. Please think of the schools and the kids breathing the dust filled air.

Deadline for letters to the County is October 13 NLT 4PM. All this is within a 2 mile radius of the proposed plant. Please help, please send a letter of opposition to Beth Ehsan, Project Manager, County of San Diego at: [beth.ehsan@sdcounty.ca.gov](mailto:beth.ehsan@sdcounty.ca.gov)



Thank you for your time, your interest and your concern.

Sincerely,

Diana Towne





# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
www.sdcounty.ca.gov/pds

**DARREN GRETLER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

**NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-3500-08-015  
SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER  
PUBLIC SCOPING MEETING COMMENT SHEET**

1. The project description provides no information on control Technologies used to abate dust, noise & other emissions. Reduction of environmental impact requires the use of "Best Available Control Technologies (BACT)"
2. The proposed 20 storage bins are assumed to be made of steel (because of lack of adequate description) and they are open at the top, then the operation of the facility will be very noise which must be taken into account in the EIR.
3. In the County Recorder's Office Declaration of Restrictions Doc # 2005-0588207, an area in Parcel Map TPM 99-07. was designated as open space to protect & preserve the natural resources which must also be taken into EIR consideration.

**Mail to:**

Beth Ehsan, Project Manager  
5510 ~~Ruffin Road~~, ste 310  
San Diego, CA 92123 Overland Ave

Email: [beth.ehsan@sdcounty.ca.gov](mailto:beth.ehsan@sdcounty.ca.gov)

FAX: (858) 694-3373

Phone: (858) 694-3103

*Tseng Nien-San*

10/04/2014

Signature, Date

NIEN-SAN TSENG

Print Name

1251 Nutmeg Terrace

Address

Escondido, CA 92026

City, State, Zip Code

**Ehsan, Beth**

---

**From:** Joan Van Ingen <joanthe6th@gmail.com>  
**Sent:** Monday, October 13, 2014 9:48 AM  
**To:** Ehsan, Beth  
**Subject:** Mesa Rock Project

Good Morning! I enjoyed talking with you all at the meeting, and felt that giving such an open forum to all the concerned citizens in our area was a step in the right direction.

My follow-up in this e-mail refers to two items. One of the speakers mentioned Arie de Jong's statement that he felt he had no responsibility re asbestos coming in for recycling. I also spoke to Arie when we went on a tour of the project. He said to me: "I don't have to worry about asbestos, it's up to the people sending the debris for recycling." Since when does a project not have any responsibility for their acceptance of whatever is being trucked in with no way to verify what's in the trucks? The County could face lawsuits if anyone becomes ill (or dies) from contamination from this project.

Arie also agreed not to allow trucks to enter Mesa Rock Road from the Deer Springs intersection. They will be required to go east from the Deer Springs/Mountain Meadow exit from I-15, then south on Old 395 to the Mesa Rock Road intersection. Then they turn west on Mesa Rock Road, pass under I-15 freeway to the entrance to the recycling project. Having lived in this area since 1981 and seen the truckers take whatever route they want - over and over - I KNOW that this assurance from Arie will not be enforceable.

One more thing. Please check the angles a truck will have to make to go under the freeway and make a turn onto the project's entry road. If more than 2 or 3 large trucks are attempting this maneuver, there could well be a backup on Old 395.

Thank You.

Joan M. Van Ingen  
8975-315 Lawrence Welk Drive  
Escondido, CA, , 92026

760-749-0932

Subject: North County Environmental Resources Recycling Facility

October 1, 2014,

Beth,

I have driven by the sight again and took some pictures of the curve, 15 mile per hour warning and the memorials to the three people killed there. It is such a dangerous curve and so sad to see these crosses. It is hard to get the right pictures however just driving the road tells it all.

If you would take a drive and go down N. Nutmeg Street, turn left onto N Centre City Parkway and the 1st left onto Mesa Rock Rd you will see the underpass and there are the crosses on the south side of the road. There is a 15 mile an hour sign across from the memorial.

I had mentioned what a dangerous curve this is for a regular automobile how would trucks be able to use this. There is no restriction as far as truck weight. How would a truck even get under that underpass.

The sight where they are planning on building the Recycling Facility is not far from the 3 crosses and it appears they have already started grading even though there has not been an approval from the county.

Thank you for reading this and please pass it on to the traffic section or anyone you feel should see it. Thank you for your help and patience.

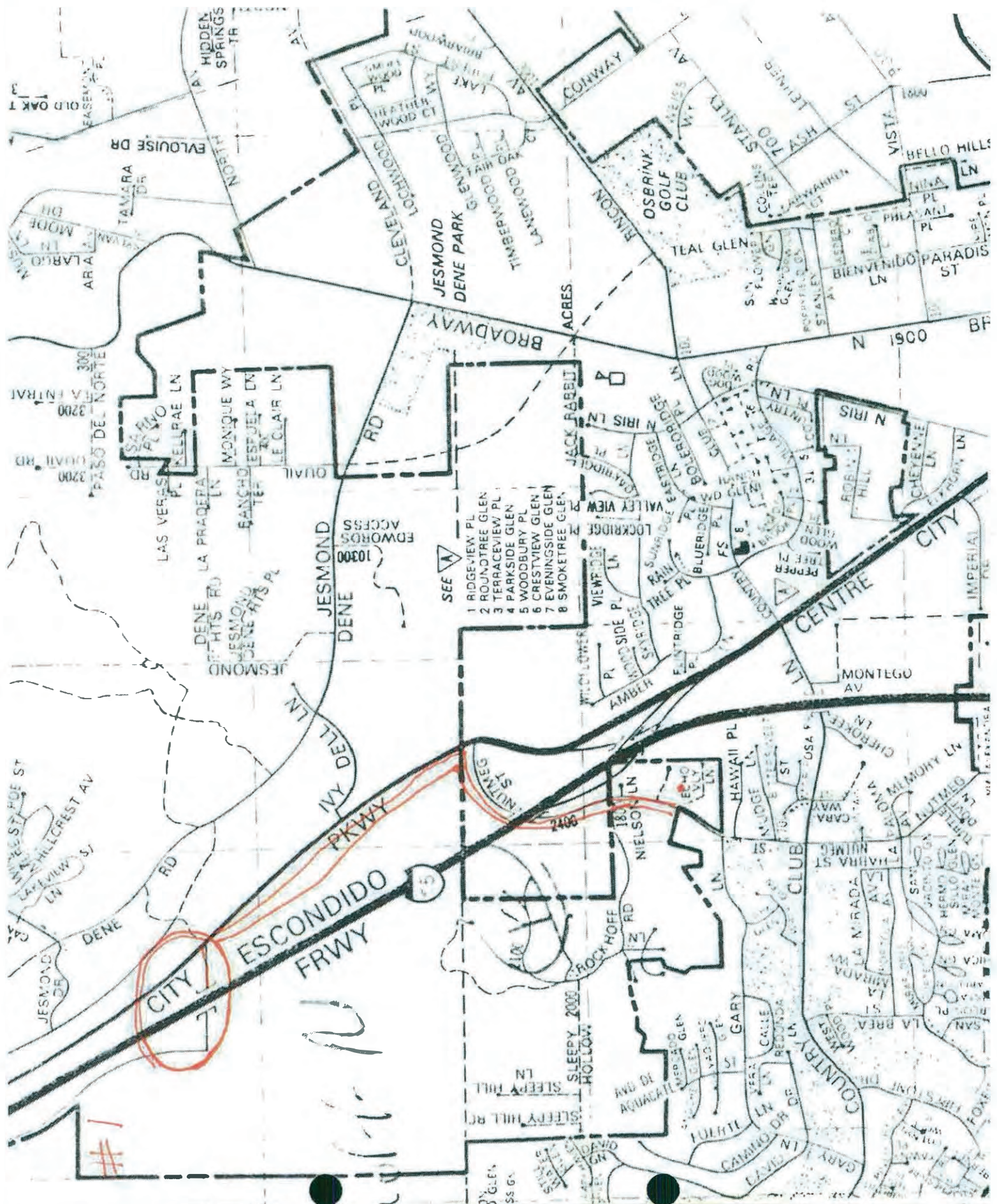
Thank you.

Sylvia Wacknitz  
2148 Rockhoff Rd.  
Escondido, Ca. 92026

The following attachments:

1. Map from Thomas Bros. showing location of underpass and the curve
2. Pictures of the crosses where three people died on this road
3. Underpass where the crosses are located on Mesa Rock Road.
4. Snapshots of going west around the curve
6. Aerial photos of the area









#2



#2





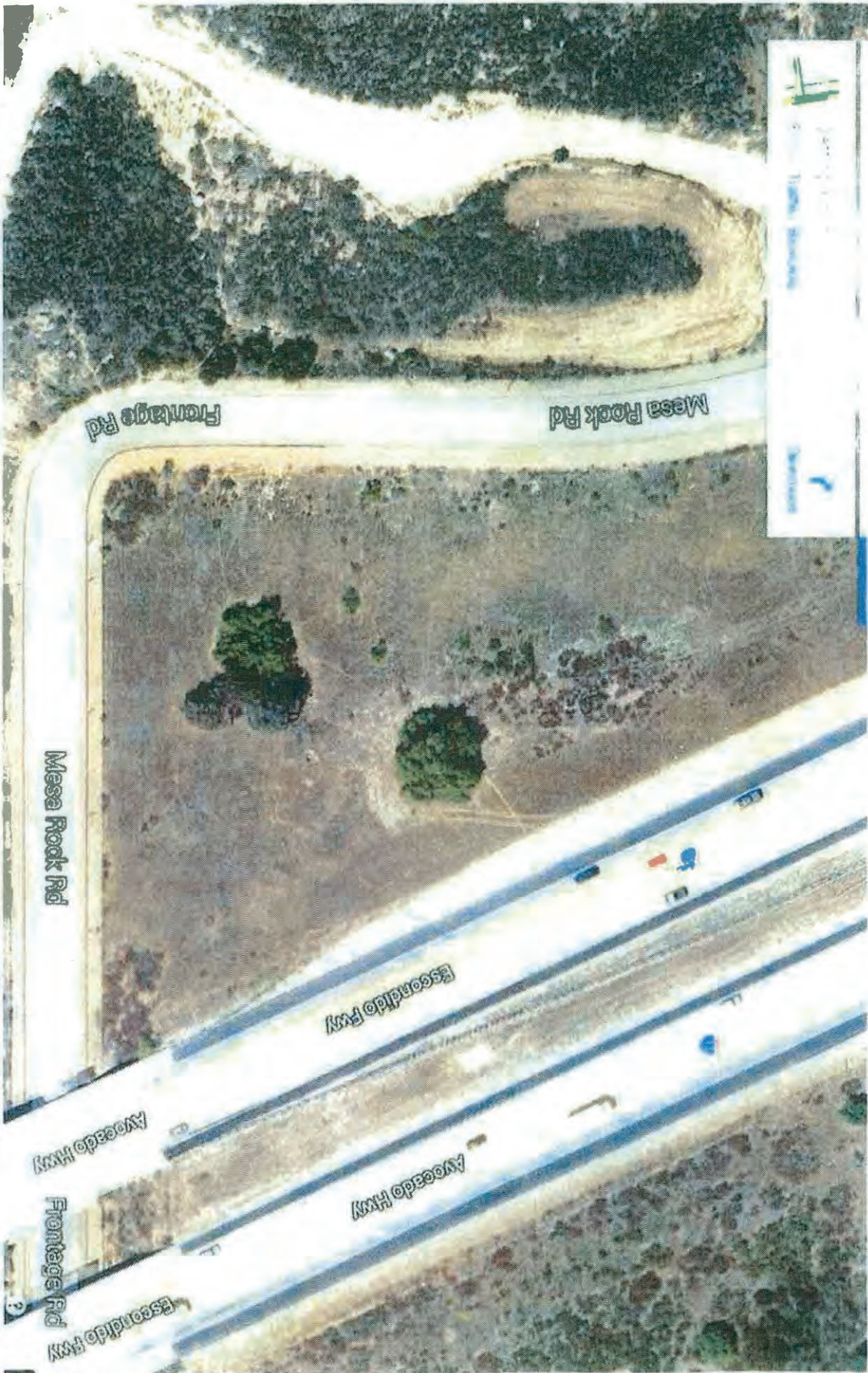


#3









9-#



















**Ehsan, Beth**

---

**From:** Bob Walker <bwalker@connxns.com>  
**Sent:** Sunday, October 05, 2014 4:14 PM  
**To:** Ehsan, Beth  
**Subject:** Construction and Demolition Recycling Plant

I am writing in regards to the proposed Recycling Plant being proposed in the Jesmond Dene community. We live at 25445 Jesmond Dene Rd and we moved here 18 months ago from the La Costa area to have a nice home in a quiet country setting. We can hear the birds and roosters every morning, there are owls that fly around us and at night we can hear the quail chirping. Hearing of this plant being proposed has me very concerned about the quality of the area, noise, pollution from the trucks, increased traffic, loss of the animals as they will scatter as more big vehicles come into the area, the loss in value of our \$1m+ home, the increased dust and particles in the air from this operation, and not to mention the view of this facility will take the country setting and turn into into a cesspool.

We are strongly opposed to this plant and will fight its process in trying to get approval to built here. Stop the process please....

Thank you

Bob Walker  
President  
Connexions Sports & Entertainment  
5927 Balfour Court #102  
Carlsbad, CA 92008

760.804.1517 wk  
602.432.6474 mb  
760.683.3340 fx

[www.connxns.com](http://www.connxns.com) – Twitter: @bobwalker38 Instagram: @bobwalker\_connxns

Confidentiality Notice: This message (including any attachments) may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message.

**Ehsan, Beth**

---

**From:** Janice Welsh <jenjaxma@yahoo.com>  
**Sent:** Monday, October 13, 2014 11:36 AM  
**To:** Ehsan, Beth  
**Subject:** NCER Waste Project

Good morning Beth, We would like to express our concern over the NCER Waste Project being considered. We believe the proximity to homes in the area will result in dirt and dust exposure as well as an increase in noise, which will cause home values to decline and discourage home ownership in the area. This in turn hurts our local schools and will result in good families leaving the area. Please consider an alternative site for this plan further up the I-15 corridor where there are fewer impacted residential areas. Thank you.

Janice Welsh  
[jenjaxma@yahoo.com](mailto:jenjaxma@yahoo.com)  
619-997-4967



**Ehsan, Beth**

---

**From:** Dave Wodehouse <rikoziell@cox.net>  
**Sent:** Sunday, October 12, 2014 4:16 PM  
**To:** Ehsan, Beth  
**Subject:** North County Environmental Resources Recycling Facility

Dear Ms. Ehsan,

I am a resident in the neighborhood of the proposed recycling facility. I would like to join all of my neighbors in urging you to reject this proposal. Here are a few of the reasons why. It is not in accordance with our natural environment as well as endangering our fragile infrastructure. It is incompatible with our neighborhoods standard of living. It will greatly increase traffic danger, as well as the danger of a serious fire in case of a serious accident.

In short, this terrible plan will significantly decrease our quality of living and our property values. Please feel free to contact me. Thank you.

Dave Wodehouse  
2138 Rockhoff Rd.  
Escondido, CA 92026.

**Ehsan, Beth**

---

**From:** Chickeyrose@aol.com  
**Sent:** Thursday, October 09, 2014 1:16 AM  
**To:** Ehsan, Beth  
**Subject:** NCER Waste Project

Dear Ms. Ehsan.

Since you are seeking input from the public, I am writing this letter to express my serious concerns regarding the negative impact that this project will have on my community in terms of noise, pollution, dust, property values, scenic views and the overall negative effect on our environment. Surely there must be a location more suitable for a business of this nature where it wouldn't negatively effect so many residents that live so close to this site. I trust that you will take my concerns into consideration when making such a far-reaching decision on this proposed project.

Sincerely,  
Rosemarie Woldin



**Ehsan, Beth**

---

**From:** Shirley Wolff <sawolff@cox.net>  
**Sent:** Thursday, October 09, 2014 3:26 PM  
**To:** Ehsan, Beth  
**Cc:** 'Vicki Broughton'  
**Subject:** NCER Waste Project Plan

Dear Ms Ehsan:

I was unable to attend the public meeting regarding this planned project, but, wish to register my complaint against such a project so close to my home, as well, as to those of my neighbors! It will be noisy, I'm sure, but, more importantly, will be ecologically harmful to all in such close proximity to this project. I am a soon to be eighty-six year old woman, and both issues mentioned will affect my health and quality of life. I feel certain of that!!

Please add my name to the list of those opposing this plan. Thank you very much for your careful consideration.

Mrs. Shirley A. Wolff  
2200 Rockhoff Road  
Escondido, CA 92026-1128  
(760) 746-0279

**Loy, Maggie A**

---

**Subject:** FW: NCER Waste Project Plan

**From:** Shirley Wolff [<mailto:sawolff@cox.net>]

**Sent:** Friday, October 10, 2014 5:18 PM

**To:** Ehsan, Beth

**Subject:** RE: NCER Waste Project Plan

Dear Ms. Ehsan:

Thank you for your acknowledgement of my note regarding the NCER Waste Project Plan. I hope that there have been enough "complainants" to make a difference in negating progress on this plan. There must be a lot of vacant land parcels that could accommodate a waste plan that would not impose hardships, both ecological and physical, upon established communities.

Mrs. Shirley Wolff

---



**Ehsan, Beth**

---

**From:** Rochelle Wood <rtwood@cox.net>  
**Sent:** Saturday, October 04, 2014 3:54 PM  
**To:** Ehsan, Beth  
**Subject:** NCER Waste Project

Beth,

Our community is across from this proposed plant and we are concerned with the impact of noise, dust and debris this will blow into our neighborhood.

Also, it could be a factor in lowering our property values, but mainly a health issue for us.

We find this to be an unacceptable business in our neighborhood.

Thomas & Rochelle Wood  
2976 Jesmond Dene Hgt. Road  
Escondido, CA 92026

Beth Ehsan  
Project Manager  
County of San Diego  
Planning and Development Services  
5510 Overland Ave, Suite 310  
San Diego CA 92123

Re. NORTH COUNTY ENVIRONMENTAL RESOURCES RECYCLING FACILITY  
PDS2008-3500-08-015

October 10, 2014

Dear Ms. Ehsan and responsible PDS authorities,

As the owner of the property at 25311 Jesmond Dene Road, Escondido, I write to voice my objection to the North County Environmental Resources Recycling Center and provide comments on the Notice of Preparation for an Environmental Impact Report.

My house on the property directly overlooks the proposed site, across I-15 from the East. There are no hills or other natural obstructions to provide any substantial visual or noise protection. Note that I also own an adjoining property at 25315 Jesmond Dene Road, the subject of separate correspondence.

My family have owned and lived at this property for 50 years. It is my belief that if the project goes ahead we will be adversely affected by it in many ways. Aside from substantial impact on the value of my property, it will we believe generate very significant noise, dust, and other environmental pollution. In addition to that and the visual impact, we are greatly concerned by the proposed hours of operation 5am -7pm six days a week.

We can find no specific information in the initial documentation and project description concerning processing methods and associated protective measures for noise and dust. In addition, the discrepancy between incoming and outgoing capacities raises many questions concerning the correct scoping of the facility and the validity of any EIR based upon the project description as currently documented.

In summary, I object to the project and believe that if it were to proceed it would have very substantial negative impact on our residential amenity, health, and general wellbeing.

Sincerely,



Laurie Wood  
25311 Jesmond Dene Rd  
Escondido CA 92026

Beth Ehsan  
Project Manager  
County of San Diego  
Planning and Development Services  
5510 Overland Ave, Suite 310  
San Diego CA 92123

Re. NORTH COUNTY ENVIRONMENTAL RESOURCES RECYCLING FACILITY  
PDS2008-3500-08-015

October 10, 2014

Dear Ms. Ehsan and responsible PDS authorities,

As the owner of the property at 25315 Jesmond Dene Road, Escondido, I write to voice my objection to the North County Environmental Resources Recycling Center and provide comments on the Notice of Preparation for an Environmental Impact Report.

We have just completed construction of a newly remodeled home on the property. The house is located in a saddle directly overlooking the proposed site, East across I-15. From the house we have direct visual sighting of the proposed project site, with no natural obstructions to provide any substantial visual or noise protection. Further, prevailing winds are from the West up the valley, and any dust produced at the proposed facility will blow naturally toward our property. Note that I also own an adjoining property at 25311 Jesmond Dene Road, the subject of separate correspondence.

My family have lived in this location for 50 years. It is my belief that if the project goes ahead we will be adversely affected by it in many ways. Aside from substantial impact on the value of my new home, it will we believe generate very significant noise and other environmental pollution including dust as noted above. In addition to that and the visual impact, we are greatly concerned by the proposed hours of operation 5am -7pm six days a week.

As noted in the correspondence concerning my other property, we can find no specific information in the initial documentation and project description concerning processing methods and associated protective measures for noise and dust. In addition, the discrepancy between incoming and outgoing capacities raises many questions concerning the correct scoping of the facility and the validity of any EIR based upon the project description as currently documented.

In summary, I object to the project and believe that if it were to proceed it would have very substantial negative impact on our residential amenity, health, and general wellbeing.

Sincerely,



Laurie Wood

25315 Jesmond Dene Rd  
Escondido CA 92026





EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

**Notice of Preparation**

September 12, 2014

To: Reviewing Agencies

Re: North County Environmental Resources (NCER) Recycling Facility  
SCH# 2014091033

Attached for your review and comment is the Notice of Preparation (NOP) for the North County Environmental Resources (NCER) Recycling Facility draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Beth Ehsan**  
**San Diego County**  
**5510 Overland Avenue, Suite 110**  
**San Diego, CA 92123**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

  
Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

3-226  
Document Details Report  
State Clearinghouse Database

**SCH#** 2014091033  
**Project Title** North County Environmental Resources (NCER) Recycling Facility  
**Lead Agency** San Diego County

---

**Type** NOP Notice of Preparation  
**Description** The project is a recycling facility for tree branches and logs; wood and construction debris; and concrete, asphalt, and inert material (CDI) from demolition projects. Only pre-sorted, non-contaminated tree waste, wood and construction debris would be accepted for processing and there would be no composting or acceptance of solid waste. NCER is anticipated to produce two truckloads per day (approximately 48 tons per day, 15,000 net tons annually) of finished product.

---

**Lead Agency Contact**

**Name** Beth Ehsan  
**Agency** San Diego County  
**Phone** 858 694 3103 **Fax**  
**email**  
**Address** 5510 Overland Avenue, Suite 110  
**City** San Diego **State** CA **Zip** 92123

---

**Project Location**

**County** San Diego  
**City** Escondido  
**Region**  
**Cross Streets** Mesa Rock Road and Deer Springs Road  
**Lat / Long** 33° 10' 9" N / 117° 6' 44" W  
**Parcel No.** 187-100-23, 187-100-37, 187-100-38  
**Township** 11S **Range** 2W **Section** 32 **Base** SBB&M

---

**Proximity to:**

**Highways** I-15  
**Airports** No  
**Railways** No  
**Waterways** No  
**Schools** 11  
**Land Use** High Impact Industrial (I-3), M54

---

**Project Issues** Aesthetic/Visual; Air Quality; Biological Resources; Noise; Toxic/Hazardous; Water Quality; Other Issues

---

**Reviewing Agencies** Resources Agency; Department of Parks and Recreation; Resources, Recycling and Recovery; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 11; Air Resources Board, Major Industrial Projects; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9

---

**Date Received** 09/12/2014 **Start of Review** 09/12/2014 **End of Review** 10/13/2014

## Notice of Completion &amp; Environmental Document Transmittal

2014091033

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: North County Environmental Resources (NCER) Recycling FacilityLead Agency: County of San DiegoContact Person: Beth EhsanMailing Address: 5510 Overland Avenue Suite 110Phone: 858-694-3103City: San DiegoZip: 92123County: San DiegoProject Location: County: San DiegoCity/Nearest Community: EscondidoCross Streets: Mesa Rock Road and Deer Springs RoadZip Code: 92026Lat. / Long.: 33° 10' 2" N/ 117° 6' 44" WTotal Acres: 139.5Assessor's Parcel No.: 187-100-23, 187-100-31, 187-100-33, 187-100-35, 187-100-37, and 187-100-38Section: 32Twp.: 11SRange: 2WBase: SBB&MWithin 2 Miles: State Hwy #: I-15Waterways: noneAirports: noneRailways: noneSchools: eleven

## Document Type:

CEQA:

- ☒ NOP  
☐ Early Cons  
☐ Neg Dec  
☐ Mit Neg Dec

☐ Draft EIR☐ Supplement/Subsequent EIR  
(Prior SCH No.)

Other

NEPA:

- ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI

Other:

- ☐ Joint Document  
☐ Final Document  
☐ Other

RECEIVED

SEP 12 2014

STATE CLEARINGHOUSE

## Local Action Type:

- ☐ General Plan Update  
☐ General Plan Amendment  
☐ General Plan Element  
☐ Community Plan

- ☐ Specific Plan  
☐ Master Plan  
☐ Planned Unit Development  
☒ Site Plan

- ☐ Rezone  
☐ Prezone  
☐ Use Permit  
☐ Land Division (Subdivision, etc.)

- ☐ Annexation  
☐ Redevelopment  
☐ Coastal Permit  
☒ Other BA/CC

## Development Type:

- ☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☒ Industrial: Sq.ft. 12,000 Acres 35.5 Employees 18  
☐ Educational  
☐ Recreational

- ☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Transportation: Type \_\_\_\_\_  
☐ Mining: Mineral \_\_\_\_\_  
☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Hazardous Waste: Type \_\_\_\_\_  
☐ Other: \_\_\_\_\_

## Project Issues Discussed in Document:

- |  |   |  |   |
|--|---|--|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual               | <input type="checkbox"/> Fiscal                     | <input type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation               |
| <input type="checkbox"/> Agricultural Land                         | <input type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality                    | <input type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical                  | <input type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources           | <input type="checkbox"/> Minerals                   | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife                 |
| <input type="checkbox"/> Coastal Zone                              | <input checked="" type="checkbox"/> Noise           | <input type="checkbox"/> Solid Waste                     | <input type="checkbox"/> Growth Inducing          |
| <input type="checkbox"/> Drainage/Absorption                       | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous      | <input type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Economic/Jobs                             | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Cumulative Effects       |
| <input checked="" type="checkbox"/> Other Greenhouse Gas Emissions |   |  |   |

## Present Land Use/Zoning/General Plan Designation:

High Impact Industrial (I-3), M54

## Project Description: (please use a separate page if necessary)

The project is a recycling facility for tree branches and logs; wood and construction debris; and concrete, asphalt, and inert material (CDI) from demolition projects. Only pre-sorted, non-contaminated tree waste, wood and construction debris would be accepted for processing and there would be no composting or acceptance of solid waste. NCER is anticipated to produce two truckloads per day (approximately 48 tons per day, 15,000 net tons annually) of finished product.



# NOP Distribution List

County: SAN DIEGO

SCH#

2014091033

AN

## Resources Agency

☒ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
Nicole Wong

☐ California Coastal Commission  
Elizabeth A. Fuchs

☐ Colorado River Board  
Lisa Johansen

☐ Dept. of Conservation  
Elizabeth Carpenter

☐ California Energy Commission  
Eric Knight

☐ Cal Fire  
Dan Foster

☐ Central Valley Flood Protection Board  
James Herola

☐ Office of Historic Preservation  
Ron Parsons

☒ Dept of Parks & Recreation  
Environmental Stewardship Section

☒ California Department of Resources, Recycling & Recovery  
Sue O'Leary

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam

☐ Dept. of Water Resources  
Nadell Gayou

## Fish and Game

☐ Dept. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Donald Koch

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☐ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Charles Armor

☐ Fish & Wildlife Region 4  
Julie Vance

☒ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Sickler  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
George Isaac  
Marine Region

## Other Departments

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☐ Dept. of General Services  
Public School Construction

☐ Dept. of General Services  
Anna Garbelf  
Environmental Services Section

☐ Delta Stewardship Council  
Kevan Samsam

## Independent

### Commissions, Boards

☐ Delta Protection Commission  
Michael Machado

☐ OES (Office of Emergency Services)  
Nannie Contrilla

☒ Native American Heritage Comm.  
Debbie Treadway

☐ Public Utilities Commission  
Leo Wong

☐ Santa Monica Bay Restoration  
Guangyu Wang

☐ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

## Business, Trans & Housing

☐ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning  
Terri Pencovic

☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

☐ Housing & Community Development  
CEQA Coordinator  
Housing Policy Division

## Dept. of Transportation

☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☐ Caltrans, District 3  
Eric Federicks - South  
Susan Zanchi - North

☐ Caltrans, District 4  
Erik Alm

☐ Caltrans, District 5  
David Murray

☐ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8  
Dan Kopulsky

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☒ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake

## Cal EPA

### Air Resources Board

All Other Projects  
Cathi Slaminski

☐ Transportation Projects  
Nesamani Kalandiyur

☒ Industrial Projects  
Mike Tollstrup

☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☐ State Water Resources Control Board  
Jeffery Werth  
Division of Drinking Water

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality  
Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☒ Dept. of Toxic Substances Control  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

## Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☒ RWQCB 9  
San Diego Region (9)

☐ Other

☐ Conservancy

## NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100  
West SACRAMENTO, CA 95691  
(916) 373-3710  
Fax (916) 373-5471



September 25, 2014

Beth Ehsan  
San Diego County  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

RE: SCH# 2014091033 North County Environmental Resources (NCER) Recycling Facility, San Diego County. .

Dear Ms. Ehsan,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064.5(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **SFL Check Completed with Negative Results**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

*Katy Sanchez*

Katy Sanchez  
Associate Government Program Analyst

CC: State Clearinghouse



**3 - 230**  
**Native American Contacts**  
**San Diego County**  
**September 25, 2014**

Ewiiapaayp Tribal Office  
Robert Pinto Sr., Chairperson

4054 Willows Road  
Alpine, CA 91901

wmicklin@leaningrock.net

(619) 445-6315

(619) 445-9126 Fax

Diegueno/Kumeyaay

Viejas Band of Kumeyaay Indians

Anthony R. Pico, Chairperson

P.O. Box 908

Alpine, CA 91903

jhagen@viejas-nsn.gov

(619) 445-3810

(619) 445-5337 Fax

Diegueno/Kumeyaay

La Posta Band of Mission Indians

Gwendolyn Parada, Chairperson

8 Crestwood Road

Boulevard, CA 91905

gparada@lapostacasino.

(619) 478-2113

(619) 478-2125

Diegueno/Kumeyaay

Kumeyaay Cultural Historic Committee

Ron Christman

56 Viejas Grade Road

Alpine, CA 92001

(619) 445-0385

Diegueno/Kumeyaay

Manzanita Band of Kumeyaay Nation

Leroy J. Elliott, Chairperson

P.O. Box 1302

Boulevard, CA 91905

ljbirdsinger@aol.com

(619) 766-4930

(619) 766-4957 Fax

Diegueno/Kumeyaay

Campo Band of Mission Indians

Ralph Goff, Chairperson

36190 Church Road, Suite 1 Diegueno/Kumeyaay

Campo, CA 91906

chairgoff@aol.com

(619) 478-9046

(619) 478-5818 Fax

Sycuan Band of the Kumeyaay Nation

Daniel Tucker, Chairperson

5459 Sycuan Road

El Cajon, CA 92019

ssilva@sycuan-nsn.gov

(619) 445-2613

(619) 445-1927 Fax

Diegueno/Kumeyaay

Jamul Indian Village

Raymond Hunter, Chairperson

P.O. Box 612

Jamul, CA 91935

jamulrez@sctdv.net

(619) 669-4785

Diegueno/Kumeyaay

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH # 2014091033 North County Environmental Resources (NCER) Recycling Facility, San Diego County.



**3 - 231**  
**Native American Contacts**  
**San Diego County**  
**September 25, 2014**

Kumeyaay Cultural Repatriation Committee  
Steve Banegas, Spokesperson  
1095 Barona Road Diegueno/Kumeyaay  
Lakeside , CA 92040  
sbenegas50@gmail.com  
(619) 742-5587  
(619) 443-0681 Fax

lipay Nation of Santa Ysabel  
Clint Linton, Director of Cultural Resources  
P.O. Box 507 Diegueno/Kumeyaay  
Santa Ysabel, CA 92070  
cjinton73@aol.com  
(760) 803-5694

Viejas Band of Kumeyaay Indians  
ATTN: Julie Hagen, Cultural Resources  
P.O. Box 903 Diegueno/Kumeyaay  
Alpine , CA 91903  
jhagen@viejas-nsn.gov  
(619) 445-3810  
(619) 445-5337

Sycuan Band of the Kumeyaay Nation  
Sydney Morris, Environmental Coordinator  
5459 Sycuan Road Diegueno/Kumeyaay  
El Cajon , CA 92019  
smorris@sycuan-nsn.gov  
(619) 445-2613  
(619) 445-1927 Fax

Ewiiapaayp Tribal Office  
Will Micklin, Executive Director  
4054 Willows Road Diegueno/Kumeyaay  
Alpine , CA 91901  
wmicklin@leaningrock.net  
(619) 445-6315  
(619) 445-9126 Fax

Manzanita Band of the Kumeyaay Nation  
Nick Elliott, Cultural Resources Coordinator  
P.O. Box 1302 Kumeyaay  
Boulevard , CA 91905  
nickmepa@yahoo.com  
(619) 766-4930  
(619) 925-0952 Cell  
(919) 766-4957 Fax

Manzanita Band of Mission Indians  
ATTN: Keith Adkins, EPA Director  
P.O. Box 1302 Kumeyaay  
Boulevard , CA 91905  
(619) 766-4930  
(619) 766-4957 Fax

Kumeyaay Diegueno Land Conservancy  
Mr. Kim Bactad, Executive Director  
2 Kwaaypaay Court Diegueno/Kumeyaay  
El Cajon , CA 91919  
kimbactad@gmail.com  
(619) 659-1008 Office  
(619) 445-0238 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH # 2014091033 North County Environmental Resources (NCER) Recycling Facility, San Diego County.

**3 - 232**  
**Native American Contacts**  
**San Diego County**  
**September 25, 2014**

Inter-Tribal Cultural Resource Protection Council  
Frank Brown, Coordinator  
240 Brown Road Diegueno/Kumeyaay  
Alpine, CA 91901  
frbrown@viejas-nsn.gov  
(619) 884-6437

Kumeyaay Cultural Repatriation Committee  
Bernice Paipa, Vice Spokesperson  
P.O. 937 Diegueno/Kumeyaay  
Boulevard, CA 91905  
bernicepaipa@gmail.com

Ilipay Nation of Santa Ysabel  
Virgil Perez, Chairperson  
P.O. Box 130 Diegueno/Kumeyaay  
Santa Ysabel, CA 92070  
(760) 765-0845  
(760) 765-0320 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH # 2014091033 North County Environmental Resources (NCER) Recycling Facility, San Diego County.



## DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

1001 I STREET, SACRAMENTO, CALIFORNIA 95814 • WWW.CALRECYCLE.CA.GOV • (916) 322-4027

P.O. BOX 4025, SACRAMENTO, CALIFORNIA 95812

October 13, 2014

E-mail: [Beth.Ehsan@sdcounty.ca.gov](mailto:Beth.Ehsan@sdcounty.ca.gov)

Beth Ehsan, Project Manager  
County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123-1239

**Subject:** SCH No. 2014091033 - Notice of Preparation of a Draft Environmental Impact Report and Notice of Completion of an Initial Study for North County Environmental Resources (NCER) Recycling Facility, San Diego County

Dear Ms. Ehsan:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments for this proposed project; and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

The San Diego County Planning and Development Services Department, acting as Lead Agency, has prepared and circulated a Notice of Preparation for a Draft Environmental Impact Report (EIR) in order to comply with CEQA, and to provide information to, and solicit consultation with Responsible Agencies in the approval of the proposed project.

**Project Description**

The project is a recycling facility for tree waste chipping and grinding; the recycling of wood and construction debris ("C&D wood"); and the recycling of concrete, asphalt, and inert material from demolition projects ("CDI debris"). Only pre-sorted, non-contaminated tree trimmings, wood and construction debris would be accepted for processing and there would be no composting or acceptance of solid waste.

The proposed NCER facility would likely require permits for both a Medium Volume CDI facility, regulated by CCR Title 14, Division 7, Chapter 3.0, Article 5.9 Section 17383.5, and a Compostable Material Chipping and Grinding permit.

NCER is anticipated to produce two truckloads per day (approximately 48 tons per day, 15,000 net tons annually) of finished product. The daily maximum combined process tonnage of C&D wood debris and/or CDI debris allowed by the Local Enforcement Agency (LEA) is 174 tons.

The proposed project consists of a 12,000-square foot steel building, 100,000 gallon water tank, a security trailer, truck scales, and up to twenty (60 feet by 60 feet by 18 feet high) adjustable storage containers.

The facility would operate six days a week, Monday through Saturday, from 5:00 AM to 7:00 PM. The project is located at 25568 Mesa Rock Road in the North County Metropolitan Subregional Plan Area (Twin Oaks Sponsor Group Area) within the unincorporated area of San Diego County. The project site





encompasses six commonly owned separate parcels of real property identified as San Diego County Assessor Parcel Numbers (APNs) 187-100-23, 187-100-31, 187-100-33, 187-100-35, 187-100-37, and 187-100-38.

Solid waste permits are required by the County Local Enforcement Agency (LEA) in conformance with state and county regulations. A Site Plan is required in conformance with the County Zoning Ordinance and a Habitat Loss Permit is required in conformance with the Natural Communities Conservation Planning Act.

The project also includes a Boundary Adjustment between APNs 187-100-35 and 187-100-37 to provide a buffer to residential property. Combined, the project site totals 139.5 gross acres (135.6 net acres). The proposed NCER Recycling Facility would be constructed on a 35.5 acre parcel in the southeast corner of the site.

Regional access is provided by I-15 to the Deer Springs Road exit and local access to the site is provided by a private easement road via Mesa Rock Road. Fire protection services would be provided by the Deer Springs Fire Protection District, potable water would be provided by the Vallecitos Water District, and an onsite septic system is proposed.

## **Comments**

### Project Description

The project description states that there would be no composting or acceptance of solid waste. Please note that the definition of solid waste means all putrescible and nonputrescible solid, semisolid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial waste, demolition and construction wastes, etc, pursuant to Public Resources Code Section 40191.

The project description includes a tree waste chipping and grinding activity, but no details on this part of the project are provided. Additional information on the tree waste chipping and grinding activity should be provided in the project description and potential impacts analyzed in the EIR (e.g., types of waste (only tree waste or other green materials as defined in Title 14, California Code of Regulations (CCR), Section 17852(a)(21)), days and hours of operation, equipment, peak daily tonnage, total capacity, storage, etc.).

### Days and Hours of Operation

In the EIR, be clear as to what the hours of operation are for specific activities such as the receipt of material, transferring of material, processing of material, removal of material, and site maintenance. Be specific regarding what tasks may be performed during those hours, especially the difference between office hours open to the public and operational hours closed to the public. When considering a proposed permit, CalRecycle looks for specific limitations to hours/days of operations associated with the various functions.

### Boundaries between CDI Recycling and Chip and Grind Operations

For purposes of inspection and enforcement, how will the sites (tree waste chipping and grinding and C&D wood/CDI debris) be clearly separated into discrete operational units? No physical boundary is shown. Will the site be permitted separately and have mutually exclusive permit requirements or all solid waste handling activities under one permit? There are issues associated with multiple solid waste permits being issued to the same site and address, and the topics should be explored in the EIR to determine if any of the issues have environmental impacts, cumulative impacts, or are of concern for enforcing mitigation measures. See Permits comment below.

Storage Timelines and Tonnages

The EIR should identify the storage timelines for different material types and in the different stages of processing (incoming feedstock, processing material, and finished products) that will be stored on site. The EIR should discuss the environmental impacts associated with the materials if they are allowed to sit longer than the regulations and permit conditions allow, such as fire danger, vector and odor nuisances. According to site drawings, piles may be located outdoors in non-specific configurations within the boundaries of the yard, and that processed material may be put in a variety of container types or directly on the slab/ground. The assumptions, methods, and calculations in determining the total design capacity of the facility should be described in the EIR. Specifications in the design and operation of all of the solid waste handling activities should be described and the facility(ies) can address the potential environmental impacts, or mitigation measures can be developed if necessary.

Waste Streams

The EIR should indicate the types of waste to be accepted as well as those types of waste to be prohibited/excluded. Also, note that for the facility(ies) to be considered a recycler rather than a transfer/processing facility, it must meet the three part test as provided in 14 CCR, section 17402.5:

1. Incoming material has less than 10% residual solid waste;
2. Incoming material has less than 1% putrescible waste; and
3. Incoming material has been source separated before entering the facility.

Communications On-Site

Due to the site location in proximity to canyon geological features, there may be concerns about verbal communication. Take care to develop a system that is the most effective mode of communication and that meets state minimum standards.

Permits

The San Diego County Department of Environmental Health (as the Local Enforcement Agency or LEA) and CalRecycle are responsible for providing regulatory oversight of solid waste handling activities, including permitting and inspections. The permitting and regulatory requirements for compostable material chipping and grinding, and construction demolition and inert debris handling are contained in Titles 14 and Title 27 CCR. The LEA contact for this proposed project is KariLyn Merlos, and can be reached at 858-495-5799 or by e-mail at [KariLyn.Merlos@sdcounty.ca.gov](mailto:KariLyn.Merlos@sdcounty.ca.gov). The project proponent should work closely with the LEA during the permitting process for the proposed project, and both the LEA and CalRecycle may have further comments after analyzing the EIR.

Guidance to assist the lead agency in preparation of CEQA documentation for a composting facility and transfer station (similar for a CDI debris facility) are available on CalRecycle's web page at:

<http://www.calrecycle.ca.gov/SWFacilities/Permitting/CEQA/Documents/Guidance/Compost.htm>

<http://www.calrecycle.ca.gov/SWFacilities/Permitting/CEQA/Documents/Guidance/Transfer.htm>

**Conclusion**

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on this environmental document and hopes that this comment letter will be useful to the Lead Agency in carrying out their responsibilities in the CEQA process.

October 13, 2014

CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices, and any Notices of Determination for this project. Refer to 14 CCR, Section 15094(d) that states in part:

If the project requires discretionary approval from any state agency, the local lead agency shall also, within five working days of this approval, file a copy of the notice of determination with the Office of Planning and Research [State Clearinghouse].

If the environmental document is adopted during a public hearing, CalRecycle staff requests ten days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests ten days advance notification of the date of the adoption and project approval by the decision-making body.

If you have any questions regarding these comments, please contact me at 951.782.4176 or by e-mail at [megan.fisher@calrecycle.ca.gov](mailto:megan.fisher@calrecycle.ca.gov).

Sincerely,



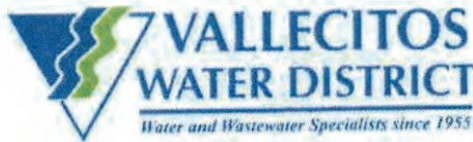
Megan Fisher, Environmental Scientist  
Integrated Waste Management Specialist  
Permitting and Assistance Branch  
Waste Permitting, Compliance and Mitigation Division  
California Department of Resources Recycling and Recovery

cc: Office of Planning and Research,  
State Clearinghouse

Virginia Rosales, CalRecycle  
[Virginia.rosales@calrecycle.ca.gov](mailto:Virginia.rosales@calrecycle.ca.gov)

KariLyn Merlos, San Diego County  
Department of Environmental Health  
[KariLyn.Merlos@sdcounty.ca.gov](mailto:KariLyn.Merlos@sdcounty.ca.gov)





201 Vallecitos de Oro • San Marcos, California • 92069-1453

Telephone (760) 744-0460

October 9, 2014

County of San Diego – Attn: Planning & Development Services  
5510 Overland Avenue, Suite # 310, San Diego, CA 92123

**RE: Case #: PDS2008-3500-08-015, PDS2013-BC-13-0019**  
**Log #: PDS2008-3910-08-08-012**  
**APN's 187-100-23, 31, 33, 35, 37 and 38**  
**North County Environmental Resources Recycling Facility (NCER)**

General

The above referenced project is within the boundaries of the Vallecitos Water District and is eligible for service. Service will be provided under the rules and regulations of the District, under normal operating conditions after all required fees have been paid and all conditions of the District have been satisfied.

The project, as submitted, proposes a recycling facility for tree waste chipping and grinding; the recycling of wood and construction debris; and the recycling of concrete, asphalt, and inert material from demolition projects. The current land use is considered Rural Residential (.125-1.0 du/ac) for parcels 187-100-37 & 38 and Hillside Residential (.05-.25 du/ac) for parcels 187-100-23, 33 & 35 in the District's 2008 Master Plan. Parcel 187-100-31 is considered Open Space/Vacant. The proposed land use is Light Industrial which is considered a change in density for this area. A water and sewer study will be required to assess the impacts of the development and provide any necessary mitigation measures which will be required prior to District approval of the project.

Any existing District pipelines located within the boundaries of the project that are in conflict with the proposed development will require relocation within the public right-of-way or District easements. District policy requires that all newly created parcels have frontage on the District main and extensions of facilities to serve each newly created parcel will be required. The exact location of the main line extensions and relocation will be determined during the design phase of the project.

Water or Sewer facilities not within the public right-of-way will require a minimum 20-foot easement granted to the District. The District may require additional easements through the project or private properties for future extensions. The owner of the project is responsible for obtaining any easements including expenses incurred. Joint use of these easements is not allowed by the District and easements for storm drain and other facilities

Case #: PDS2008-3500-08-015, PDS2013-BC-13-0019

October 9, 2014

Page 2

should be analyzed early so that adequate sizing of easements for all facilities and various agencies is provided.

No structures will be allowed over District facilities. This includes but is not limited to, walls, entrance medians, landscaping, gates, guard house structures, curbs and gutters, or driveways that will be constructed over District facilities.

#### Water Service

The property is located within a pressure zone (source of water for fire protection and domestic use) which maintains a hydraulic gradeline (HGL) of 1,235 feet above sea level (msl). For protection of District facilities, any areas with water pressures near or higher than 150 psi will require water pressure regulators before the meter.

The proposed project includes six parcels. Four of the six parcels have frontage on a District main. There is an existing 1½ -inch water meter that currently serves parcel 187-100-23. The service line is connected to an 8-inch ACP (asbestos cement pipe) located on Mesa Rock Rd. District policy requires that a parcel of land shall have frontage on a District main prior to service being available. District water facilities are currently not fronting parcels 187-100-35 and 187-100-37. The distance to parcel 187-100-37 from the existing main is approximately 1280 LF. The distance to parcel 187-100-35 from the existing main is approximately 610 LF. The main line would need to be extended in order to service either of these parcels. Additionally, it should be noted that customers within the 1235 zone are currently being charged pumping fees and is anticipated that these fees will increase due to rising utility costs.

The project will not require a Water Supply Assessment (WSA).

#### Fire Flow Requirements

The Fire Department should be contacted to verify fire flow requirements and location of fire flow facilities required for the proposed project. A hydraulic analysis prepared by the District will be required to determine the available fire flow for the project. The owner/developer is responsible for all costs incurred in obtaining the hydraulic analysis. Looping or upgrades to the existing facilities both onsite and offsite may be required based on results of the Fire Flow Analysis. It is recommended that the hydraulic analysis be completed early in the process so not to cause any delay in the design and plan check process.

#### Sewer Service

The property is not within the District sewer service area. Sewer service will only be provided under the rules and regulations of the District, under normal operating conditions

Case #: PDS2008-3500-08-015, PDS2013-BC-13-0019

October 9, 2014

Page 3

and after all required fees have been paid and all conditions of the District have been satisfied. The annexation of the proposed project into the District's sewer service area would be required.

There are no existing District sewer facilities currently available on the frontage of the six parcels in the proposed project. The closest existing facilities are located in Rock View Glen at a distance of approximately 4,500 LF. Contact the San Diego County Department of Environmental Health Services for information regarding private septic systems.

#### Conclusion

All pipe clearances and crossings must adhere to the standard utility rules per the State of California, County of San Diego - Department of Environmental Health.

The District adopted Ordinance No. 162 on May 6, 2009. Ordinance No. 162 identifies various water conservation measures as they relate to current and future drought conditions including the curtailment of availability letters and limiting new service connections at level 3. The Vallecitos Water District has currently declared drought level 2.

This letter is issued for planning purposes only, and is not a representation, expressed or implied that the District will provide service at a future date. The Vallecitos Water District relies one hundred percent on imported water supplies. Water may not be available at the time the project is built. Commitments to provide service are made by the District Board of Directors and are subject to compliance with District fees, charges, rules and regulations.

Sincerely,



VALLECITOS WATER DISTRICT

Ingrid Stichter

Engineering Technician II

cc: Ken Gerdes, Director of Engineering and Operations  
James Gumpel, District Engineer  
Rob Scholl, Sr. Engineer Development Services





# TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

P.O. Box 455

San Marcos, Ca. 92079

October 9, 2014

Maggie Loy  
County of San Diego  
Planning and Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

**RE: North County Environmental Resources PDS2008-3500-080-015; PDS2013-BC-13-0019; PDS2008-3910-08-08-012  
NOP Comments**

Dear Maggie Loy,

The Twin Oaks Valley Community Sponsor Group would like to thank you for the opportunity to comment on this Notice of Preparation. As the County is aware, there has been a lot of Community involvement with this project and our Group has been following this project from its beginnings. We ask that the EIR for the North County Environmental Resources (NCER) consider the following:

1. During the General Plan update the Twin Oaks Valley Community Sponsor Group was opposed to the rezone of this site to High Intensity Industrial because the site is close to residential uses and is in an aesthetically important area along the I-15 corridor. We felt the change to High Impact Industrial was a Spot Zoning as defined by "*The granting to a particular parcel of land a classification concerning its use that differs from the classification of other land in the immediate area.*" We were concerned because it appeared to be an *arbitrary, capricious, and unreasonable treatment of a limited area for the benefit of a single property owner.*
2. We ask that the EIR address the impacts of the zoning change and to provide clear legal justification for the zoning change so the public can be assured the zoning, which allows for this project, is appropriate, and the change to High Impact Industrial was done legally.
3. The EIR should evaluate at least three project alternatives that consider placing the project in existing industrial parks where these activities are allowed. Escondido, Vista and San Marcos have industrial parks zoned for the use that is being proposed

on this site. These industrial parks have been designed to accommodate the traffic, odors, noise, waste water treatment and other issues that will occur from this type of activity. In addition, due to the economic problems of the last six years, some of these parks have many large vacant buildings.

#### **Air Quality:**

- a. The EIR needs to study impacts from activities being planned for the site as well as cumulative impacts, both off site and on site of vehicular traffic that will be used to run the industrial operations. Activities such as rock crushing and unloading of material may have significant negative impact on residents. In addition, the large trucks being used to transport material to and from the site will add pollutants both from diesel exhaust and from the material being transported.
- b. Also, wind currents in the area may spread pollutants far beyond the site, negatively impacting nearby residents. The EIR should include a wind and microclimate study to look at how air borne particles from the site and from trucks being used for the operation, could impact adjacent residential properties.
- c. Many of the people who live near the site, such as those living in the Deer Springs Mobile Home Park, are elderly and likely have respiratory health issues that will be exacerbated by the airborne pollutants created by this project. The EIR should provide data identifying the different pollutants from the project, list how it may impact nearby residents and other businesses, and provide adequate mitigation to eliminate project impacts.
- d. Finally, the EIR should define what methods will be use to ensure mitigation measures are being followed. The community is experiencing problems with uncovered loads, dust, noise and speeding from trucks traveling to and from the quarry located on North Twin Oaks Valley Road. No enforcement measures are being used by the County. The public needs to be assured that there is sufficient mitigation and enforcement measures in place for the NCER project to prevent problems the community now experiences from the quarry, which is another form of high-impact industrial activity. The EIR needs to identify who will enforce these measures and prove they can do so. The EIR should study the use of a bond or other financial mechanism to pay for independent enforcement.

Will the trucks be covered when they are arriving and leaving the site? (legally they are supposed to but we need the EIR to tell us how it will be enforced).

#### **Noise:**

- a. The Twin Oaks Valley Community Sponsor Group is very concerned with the hours of operation, and why they are so long? They are from 5 am to 7 pm Monday thru Saturday. Since most business start at 7 am and close around 4:00 or 5:00 pm and the truck scales do not even open until 7 am, we are concerned independent truckers bringing material into the site will use the early hours to bypass weigh scales, and other legal requirements designed to protect the public. The EIR needs to explain this issue in detail and answer the following: What type of business will they be conducting at such an early hour? What type of noise will this generate? We are concerned this will be a real hardship for the neighbors near this project, or residential neighborhoods that will get truck traffic from this project. Will residents near the site

be listening to large trucks idling as they are staging before 5 am to enter the site? There is a noise ordinance that needs to be adhered to. It starts at 7 am.

- b. The EIR needs to address how the project will be able to adhere to the Noise Ordinance with the type of demolition such as rock crushing, blasting, etc., that they will be conducting. If the project cannot follow the noise ordinance the EIR needs to identify why it can't.
- c. The EIR should identify what the containers used for transportation of material will be made of. Will they be metal containers? The neighbors will be exposed to the constant "clanging" every time something is dumped into the containers.
- d. The EIR should consider mitigation measures such as building a sound wall and/or using rubberized road surface to help reduce noise created by the project.

#### **Environmental Hazards:**

Another concern is how hazardous waste will be handled. We have been told at past meetings that workers at the project site will be visually inspecting each load as it enters. However, this is no guarantee that hazardous materials will be missed. Who is to say that the hazardous materials are not going to be placed in the center of the load where they will not be detected. What happens if they are then detected after the load has been dumped and the dumping party has left the site? The EIR needs to identify how this will be addressed and what checks and balances will be used to ensure compliance.

#### **Fire Plan:**

The NOP states that C&D mulch can stay on site for 90 days. Our fear is for a mulch fire on site. Last year there were several mulch fires around the county and they burned for days. The EIR needs to include a discussion of how will the Fire Plan address and provide detailed mitigation measures. If one of the mitigation measures involves the use of water to keep the mulch pile cool so that it won't ignite, then the EIR should identify the amount of water needed and how that will be acquired given the ongoing drought status.

#### **Water:**

The project stands to use a tremendous amount of water. We are in a severe drought with no relief in sight. The EIR needs to study if there will be water available and how its use for this project may reduce the amount of water for other agricultural and residential uses.

#### **Traffic:**

According to the NOP, the project is only allowed two outbound trucks per day. The EIR needs to identify if this will be a single truck load or a truck with multiple beds, each carrying a load.

#### **Other Issues:**

We are concerned that this project won't be economically feasible. The EIR needs to provide a long-range business plan for the project so the public is assured taxpayers won't be on the hook should the project fail, leaving behind a site that requires millions to clean up.



The EIR should also address how the proposed project could damage property values and adjacent properties that are zoned residential. The devaluation of property value will cause a decline in the comparison value or "comps" for people who are trying to sell their property who may not even live next to the site. The EIR needs to study industrial activities of this type that have impacted neighborhoods in the past so the public can be assured the neighborhood will not become blighted. The EIR should also study how this project will impact the Community Character.

The project applicant is notorious for not getting the appropriate licenses. The Community is aware of this and is quite skeptical that he will adhere to the rules and conditions he needs to follow. The Community is also concerned with "piece-mealing" where the applicant understates his project to get approval and then after approval increases his capacity.

Thank you for listening to our concerns regarding this Notice of Preparation.

Sincerely,

Sandra Farrell  
Chair, Twin Oaks Valley Community Sponsor Group  
Karen Binns  
Vice Chair, Twin Oaks Valley Community Sponsor Group

Cc: Beth Ehsan

California Home

Thursday, October 16, 2014

[OPR Home](#) > [CEQAnet Home](#) > [CEQAnet Query](#) > [Search Results](#) > [Document Description](#)

## North County Environmental Resources (NCER) Recycling Facility

**SCH Number:** 2014091033**Document Type:** NOP - Notice of Preparation**Project Lead Agency:** San Diego County

### Project Description

The project is a recycling facility for tree branches and logs; wood and construction debris; and concrete, asphalt, and inert material (CDI) from demolition projects. Only pre-sorted, non-contaminated tree waste, wood and construction debris would be accepted for processing and there would be no composting or acceptance of solid waste. NCER is anticipated to produce two truckloads per day (approximately 48 tons per day, 15,000 net tons annually) of finished product.

### Contact Information

**Primary Contact:**

Beth Ehsan  
San Diego County  
858 694 3103  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

### Project Location

County: San Diego  
City: Escondido  
Region:  
Cross Streets: Mesa Rock Road and Deer Springs Road  
Latitude/Longitude: 33° 10' 9" / 117° 6' 44" [Map](#)  
Parcel No: 187-100-23, 187-100-37, 187-100-38  
Township: 11S  
Range: 2W  
Section: 32  
Base: SBB&M  
Other Location Info:

### Proximity To

Highways: I-15  
Airports: No  
Railways: No  
Waterways: No  
Schools: 11  
Land Use: High Impact Industrial (I-3), M54

### Development Type

Industrial

### Local Action

Site Plan, Other Action (BA/CC)

### Project Issues

Aesthetic/Visual, Air Quality, Biological Resources, Noise, Toxic/Hazardous, Water Quality, Other Issues (GHGE)

**Reviewing Agencies** (Agencies in **Bold Type** submitted comment letters to the State Clearinghouse)

Resources Agency; Department of Parks and Recreation; **Resources, Recycling and Recovery**; Department of Fish and Wildlife, Region 5; **Native American Heritage Commission**; California Highway Patrol; Caltrans, District 11; Air Resources Board, Major Industrial Projects; Department of Toxic

Substances Control; Regional Water Quality Control Board, Region 9

---

Date Received: 9/12/2014 Start of Review: 9/12/2014 End of Review: 10/13/2014

---

[CEQAnet HOME](#) | [NEW SEARCH](#)



Attachment "D"

# North County Environmental Resources (NCER) Recycling Facility

## Summary

**SCH Number** 2014091033  
**Lead Agency** San Diego County  
**Document Title** North County Environmental Resources (NCER) Recycling Facility  
**Document Type** NOP - Notice of Preparation  
**Received** 9/12/2014  
**Present Land Use** High Impact Industrial (I-3), M54

**Document Description** The project is a recycling facility for tree branches and logs; wood and construction debris; and concrete, asphalt, and inert material (CDI) from demolition projects. Only pre-sorted, non-contaminated tree waste, wood and construction debris would be accepted for processing and there would be no composting or acceptance of solid waste. NCER is anticipated to produce two truckloads per day (approximately 48 tons per day, 15,000 net tons annually) of finished product.

**Contact Information** Beth Ehsan  
San Diego County  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123  
Phone : (858) 694-3103

## Location

**Coordinates** 33°10'9"N 117°6'44"W  
**Cities** Escondido  
**Counties** San Diego  
**Cross Streets** Mesa Rock Road and Deer Springs Road  
**Zip** 92026  
**Total Acres** 139.5  
**Parcel #** 187-100-23, 187-100-37, 187-100-38  
**State Highways** I-15  
**Railways** No  
**Airports** No  
**Schools** 11  
**Waterways** No  
**Township** 11S  
**Range** 2W  
**Section** 32  
**Base** SBB&M

## Notice of Completion

3 - 248

Review Period Start 9/12/2014

Review Period End 10/15/2014

Development Type Industrial (12000 Sq. Ft., 35.5 Acres, 18 Employees)

Local Action Site Plan Other Action Other Action: BA/CC

Project Issues Aesthetic/Visual Air Quality Biological Resources Noise Toxic/Hazardous Water Quality Other

Other Issues: GHGE

Reviewing Agencies

Air Resources Board, Major Industrial Projects California Department of Fish and Wildlife, Region 5

California Department of Parks and Recreation California Department of Transportation, District 11

California Highway Patrol Department of Toxic Substances Control Regional Water Quality Control Board, Region 9

Resources Agency Native American Heritage Commission Resources, Recycling and Recovery

**Disclaimer:** The document was originally posted before CEQAnet had the capability to host attachments for the public. To obtain the original attachments for this document, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov) or via phone at (916) 445-0613.



Attachment "E"



**County of San Diego, Planning & Development Services**  
**FAQs - CEQA 15183 Exemption Process**  
**ZONING DIVISION**

---

**What is the CEQA §15183 exemption process?**

California Environmental Quality Act (CEQA) Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified.

The County of San Diego certified an EIR for the General Plan Update (GPU) on August 3, 2011. Projects that are consistent with the densities and use characteristics considered by the GPU EIR may qualify for the 15183 exemption process.

**How do I know if my project qualifies for a 15183 exemption?**

Projects submitted with an Application for an Environmental Initial Study ([PDS-367](#)) will be automatically evaluated for eligibility by the assigned Planning & Development Services (PDS) project manager. In order to qualify for a CEQA 15183 exemption, the following findings must be made:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
2. There are no project specific effects which are peculiar to the project or its site.
3. There are no project specific impacts which the GPU EIR failed to analyze as significant effects.
4. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
5. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

**What types of projects qualify for the 15183 process?**

Most subdivisions (Tentative Maps, Tentative Parcel Maps) that do not include other discretionary permit types will qualify for the 15183 process. Minor permit types, such as Boundary Adjustments, Site Plans, and Administrative Permits may also qualify if not otherwise exempt from CEQA. Major and Minor Use Permits may qualify only if the use type and operating characteristics are consistent with the analysis performed for the GPU EIR. General Plan Amendments, Specific Plan Amendments, and Rezones will generally not be eligible unless the proposed change is minor in nature and remains consistent with the GPU EIR analysis.

**How is the 15183 exemption process different from other CEQA exemptions?**

The 15183 exemption process typically requires a more detailed environmental analysis than other CEQA statutory and categorical exemptions. Unlike other exemptions, mitigation may also be required under the 15183 process. Projects which qualify for a categorical or statutory exemption will generally not benefit from the 15183 process.



**County of San Diego, PDS, Zoning Division**  
**FAQs CEQA 15183 Exemption Process**  
*Continued*

**How is the 15183 process different than the ND or EIR process?**

CEQA section 15183 requires an evaluation of direct project impacts in the same manner as the Negative Declaration (ND) and EIR process. However, unlike a ND or an EIR, projects which rely on the 15183 process may benefit from the cumulative analysis contained within GPU EIR and the application of predefined mitigation and avoidance measures. Under this process, public review is not required therefore projects qualifying for the 15183 exemption can generally be completed in less time and at a reduced cost compared with the Negative Declaration and EIR processes.

**Are environmental technical studies required under the 15183 process?**

A project-specific environmental analysis must be completed as part of the 15183 process. Technical studies, such as a biological technical report or a traffic impact analysis, may be required if a project would result in a potential environmental impact.

**Do cumulative impacts need to be studied under the 15183 process?**

Additional analysis of cumulative impacts will generally not be required unless it is determined that the project may result in an impact which was not adequately evaluated in the GPU EIR.

**Is mitigation required under the 15183 process?**

In order to rely on the 15183 process, project proponents must agree to implement any applicable design and/or mitigation measures as prescribed by the GPU EIR.

**How will the 15183 determination be documented?**

Your PDS project manager will complete a Certificate of Determination and a CEQA Guidelines §15183 checklist to document a project's eligibility.

**Is a public hearing required?**

CEQA requires a noticed public hearing if mitigation or design standards specified in the GPU EIR are proposed to reduce a project impact. Projects which require a public hearing as part of the permit approval process will satisfy this requirement through regular hearings before the Zoning Administrator, Planning Commission, or Board of Supervisors. Special publicly noticed hearings will be held for projects which would not otherwise require a hearing.

**Are there any recording Fish and Game or recording fees associated with the 15183 process?**

No Fish and Game fees are required; however, a \$50 fee is required to record a Notice of Exemption.

***For additional information, contact***  
**PLANNING & DEVELOPMENT SERVICES**  
**(858) 565-5981**



Attachment "F"



## Planning & Development Services

### North County Environmental Resources

**PDS2008-3500-08-015; PDS2013-BC-13-0019; PDSXXXX-HLP-XXX, LOG NO. PDS2008-3910-0808012**

**Legal Ad/Public Disclosure Notice**

**CEQA 15183 Checklist**

**Ordinance Compliance Checklist**

**Climate Action Plan Checklist**

**Visual Impact Report**

**Negative Cultural Resources Survey Report (Dudek)**

**Negative Cultural Resources Survey Report (Brian Smith)**

**Acoustical Analysis**

**Air Quality and Greenhouse Gas Memorandum**

**Biological Assessment Report**

**Analysis of California Gnatcatcher Movement**

**Vegetation Map and Impacts Updated Memorandum**

**Fire Protection Plan**

**Geotechnical Investigation Analysis**

**Geotechnical Report Addendum**

**Priority Development Project (PDP) Stormwater Quality Management Plan**

**Preliminary Hydrology/Drainage Study**

**Hazardous Materials Load Check/Materials Program**

**Vector Management Plan**

**Traffic Assessment**

---

### ADDITIONAL ITEMS

**Vicinity Map**

**Plot Plan**

**Preliminary Grading Plan**

**Boundary Adjustment Plat**

**Habitat Loss Permit (HLP) Findings** \*Comments associated with the Draft Habitat Loss Permit Findings must be received no later than Monday, October 28th at 4:00 PM (a 45-day Public Review Period)

**Landscape Plans**

# Attachment "B" to Appeal Application



## TECHNICAL MEMORANDUM

---

**To:** Karl Gailey, Hilltop Group  
**From:** Mike Greene, Environmental Specialist/Acoustician  
**Subject:** North County Environmental Resources Recycling Facility Access Road –  
Supplementary Noise Technical Analysis  
**Date:** May 21, 2019  
**Attachments:** A – Ldn Consulting Noise Assessment Report  
B – Operational Noise Calculations

---

This memorandum provides a supplementary noise technical analysis to augment the *Noise Assessment – North County Environmental Resources Recycling Center* report prepared by Ldn Consulting, Inc (Ldn 2013). The Ldn noise assessment report is provided as Attachment A to this noise memorandum.

### 1 PROJECT LOCATION AND DESCRIPTION

The project site is located in an unincorporated portion of San Diego County within the North County Metropolitan Subregional Planning Area (SPA). The project site is located at 25568 Mesa Rock Road immediately west of Interstate 15 (I-15), north of State Route 78 (SR-78), and south of the Hidden Meadows Community Planning Area (CPA), in the Twin Oaks Sponsor Group area. Regional access is provided by I-15 and local access to the site is provided by a private easement road via Mesa Rock Road (see Figure 1, Regional Location Map, and Figure 2, Vicinity Map).

The Project Applicant, Hilltop Group Inc., is proposing to develop a wood chipping and Construction, Demolition, and Inert (CDI) debris recycling facility. The proposed NCER Recycling Facility<sup>1</sup> would engage in three forms of recycling: (1) Chipping and Grinding of trees

---

<sup>1</sup> Permitting requirements classify the proposed facility as a Medium Volume construction and demolition /CDI Processing Facility under California Code of Regulations (CCR) Title 14, Division 7, Chapter 3.0, Article 5.9, Section 17383.5 and shall comply with the Registration Permit tier requirements set forth in CCR, Title 14, Division 7, Chapter 5.0, Article 3.0, commencing at Section 18100 et seq. Under this permitting tier, the facility has the option of collecting and processing materials identified in construction and demolition and CDI categories other than wood debris, and concrete and asphalt in the future; however, tonnage would still be

*Technical Memorandum**Subject: NCER – Supplementary Noise Analysis*

---

and logs (C&G tree waste); (2) the recycling of Construction and Demolition wood and construction debris (C&D wood); and (3) the recycling of concrete, asphalt, and inert material from construction and demolition projects (CDI debris). Only pre-sorted, non-contaminated wood and construction debris would be accepted for processing. The permits required to operate the NCER Recycling Facility prohibit composting and acceptance/storage of solid waste. The proposed project consists of a 12,000-square-foot steel building, 100,000-gallon water tank, a security trailer, storage and transport containers for feedstock materials and processed materials, truck scales, and security fencing. The recycling facility would be built on the 18.0 acre (after approved boundary adjustment) parcel in the southeast portion of the site. The facility would operate six days a week, Monday through Saturday, from 5:00 a.m. to 7:00 p.m. The on-site security trailer would not be utilized as a residence but would serve as a security work station, shelter, and break area.

## **2 METHODOLOGY**

The operational noise levels at the adjusted lot line boundary were calculated using a standard equation for noise attenuation with distance known as the Inverse Square Law, in which for discrete noise sources (such as for individual pieces of construction equipment including the rock crusher), the sound level decreases at a rate of 6 decibels (dB) per doubling of distance. For example, if a given noise source is known to produce a sound level of 60 dB at a distance of 50 feet, the sound level at a distance of 100 feet would be 54 dB; at 200 feet the sound level would be 48 dB, and so on. At a distance of 400 feet, sound level would be 18 decibels lower than at 50 feet. The distance from the center of the project site to the nearest adjusted lot line (which occurs on the project's southerly side) would be 400 feet, based on Figure 2-A of the Noise Technical Report by Ldn Consulting (Ldn 2013).

## **3 SUPPLEMENTARY NOISE ANALYSIS**

The various equipment types and their associated noise levels at a reference distance of 50 feet are shown in Table 1. Tables 2, 3, and 4 show the calculated operational noise levels originating from the project site at the nearby property lines to the south, east, and west respectively. The noise levels are also shown in Figure 1. Based upon information provided by the applicant, a maximum of two (2) pieces of equipment are anticipated to be operational at any one time (i.e., during any one hour). In order to assess the worst-case noise levels, the two pieces of equipment with the highest continual noise levels which would operate simultaneously (the wheeled loader and the C&D Crusher) were used. As shown in Table 2, the proposed project would comply

---

subject to the restrictions set forth in the County's Zoning Ordinance. Subsequent environmental review and permitting would be required to increase the amount of processed material.

*Technical Memorandum**Subject: NCER – Supplementary Noise Analysis*

with the County of San Diego's Noise Ordinance criteria to the south, including the worst-case scenario of 57.5 dBA during nighttime hours while also conservatively accounting for intervening topography. As shown in Table 3, the proposed project would (technically) exceed the arithmetic average of 57.5 dBA for the worst-case nighttime scenario, by 0.5 dBA. The estimated noise level would be 58 dBA  $L_{eq}$ . However, the parcel zoned A70 (Limited Agriculture) immediately east of the project site, west of I-15 freeway, is Caltrans property located on a 2:1 slope. Due to the Caltrans ownership and steep slope, a residential or agricultural development is anticipated to not ever occur at that adjacent parcel. In addition, the existing residences located to the east of the project site, are located across the I-15 freeway, which is a continual source of relatively high noise levels, thus the very small exceedance<sup>2</sup> in noise due to the proposed project would not be audible and impacts would be less than significant.

Noise levels in the adjacent 3.9 acres of suitable California gnatcatcher habitat, west of the project site, would exceed the County's threshold of 60 dB; however, a focused protocol-level survey for gnatcatcher was conducted and results were negative. In addition, due to the relatively small area of suitable habitat within the study area, as well as, human activity and freeway noise associated with I-15, it is unlikely that gnatcatcher would reside or breed in this area. Furthermore, the habitat is isolated and of fairly low quality. Therefore, no impacts would result.

**Table 1**  
**Equipment Noise Levels**

On-Site Equipment	Source Noise Level at 50 feet (dBA $L_{eq}$ )
Wheel Loader	75
Dump Truck	72
Dump Truck Passing	82
Dump Truck Unloading	87
Tub Grinder	82
Trommel Screen	75
C & D Crusher	88

Source: Ldn Consulting 2013

Note: dBA = A-weighted decibels;  $L_{eq}$  = one-hour average noise level

<sup>2</sup> Incremental changes in noise level of 1 decibel or less are typically not audible in the context of community noise.



## Technical Memorandum

Subject: NCER – Supplementary Noise Analysis

**Table 2**  
**Operational Noise Levels at Property Line - South (Residential)**

Source <sup>1</sup>	Source Noise Level at 50 feet (dBA L <sub>eq</sub> )	Distance to Property Line (feet)	Noise Reduction Due to Distance (dBA)	Noise Reduction from Topography <sup>2</sup> (dBA)	Calculated Noise Level at Property Line (dBA L <sub>eq</sub> )
Wheel Loader	75	800	-24.1	-22.5	28.4
C & D Crusher	88	800	-24.1	-22.5	41.4
Combined Calculated Noise Level (dBA L <sub>eq</sub> )					42
County Noise Standard based on Land Use (dBA L <sub>eq</sub> )					57.5
Complies with County Noise Ordinance?					Yes

1 - Based upon information provided by the applicant, no more than two (2) pieces of equipment would be operational at any one time during any one hour, because of the low amount of throughput permitted for the site. The worst-case scenario would be for one loader and for the loudest piece of processing equipment (i.e., the C&D Crusher) to be operational simultaneously.

2 - A large ridgeline exists to the south, between the project site and the nearest noise-sensitive land uses, which would entirely block the line-of-sight. Calculations for the noise reduction from intervening topography is provided in Attachment A.

Note: dBA = A-weighted decibels; L<sub>eq</sub> = one-hour average noise level

**Table 3**  
**Operational Noise Levels at Property Line -East (Residential)**

Source <sup>1</sup>	Source Noise Level at 50 feet (dBA L <sub>eq</sub> )	Distance to Property Line (feet)	Noise Reduction Due to Distance (dBA)	Noise Reduction from Topography (dBA)	Calculated Noise Level at Property Line (dBA L <sub>eq</sub> )
Wheel Loader	75	1,580	-30.0	0	45.0
C & D Crusher	88	1,580	-30.0	0	58.0
Combined Calculated Noise Level (dBA L <sub>eq</sub> )					58
County Noise Standard based on Land Use (dBA L <sub>eq</sub> )					57.5
Complies with County Noise Ordinance?					No

1 - Based upon information provided by the applicant, no more than two (2) pieces of equipment would be operational at any one time during any one hour, because of the low amount of throughput permitted for the site. The worst-case scenario would be for one loader and for the loudest piece of processing equipment (i.e., the C&D Crusher) to be operational simultaneously.

**Table 4**  
**Operational Noise Levels at Western Biological Habitat**

Source <sup>1</sup>	Source Noise Level at 50 feet (dBA L <sub>eq</sub> )	Distance to Property Line (feet)	Noise Reduction Due to Distance (dBA)	Noise Reduction from Topography (dBA)	Calculated Noise Level at Property Line (dBA L <sub>eq</sub> )
Wheel Loader	75	750	-23.5	0	51.5

*Technical Memorandum*

*Subject: NCER – Supplementary Noise Analysis*

C & D Crusher	88	750	-23.5	0	64.5
Combined Calculated Noise Level (dBA Leq)					64.7
County Noise Standard based on Land Use (dBA Leq)					60
Complies with County Noise Ordinance?					No

1 - Based upon information provided by the applicant, no more than two (2) pieces of equipment would be operational at any one time during any one hour, because of the low amount of throughput permitted for the site. The worst-case scenario would be for one loader and for the loudest piece of processing equipment (i.e., the C&D Crusher) to be operational simultaneously.

Note: dBA = A-weighted decibels; Leq = one-hour average noise level

While the operational limits of the project site, which generally aligns with the proposed access road, are approximately 50 feet from the east property line and approximately 65 feet from the southern property line, noise would primarily be sourced from the center of the project site where the processing area is located. Similarly, Table 5 shows the calculated operational noise levels originating from the project site at the project's adjusted lot line. As shown in Table 5, operational noise would comply with the County's noise standard for the permitted use of 70 dBA. Noise impacts resulting from operation of the proposed project would be less than significant.

**Table 5**  
**Operational Noise Levels at Adjusted Lot Line Boundary**

Source <sup>1</sup>	Source Noise Level at 50 feet (dBA Leq)	Distance to Property Line <sup>2</sup> (feet)	Noise Reduction Due to Distance (dBA)	Noise Reduction from Topography (dBA)	Calculated Noise Level at Property Line (dBA Leq)
Wheel Loader	75	400	-18.1	0	56.9
C & D Crusher	88	400	-18.1	0	69.9
Combined Calculated Noise Level (dBA Leq)					70
County Noise Standard for Permitted Land Use (dBA Leq)					70
Complies with County Noise Ordinance?					Yes

1 - Based upon information provided by the applicant, no more than two (2) pieces of equipment would be operational at any one time during any one hour, because of the low amount of throughput permitted for the site. The worst-case scenario would be for one loader and for the loudest piece of processing equipment (i.e., the C&D Crusher) to be operational simultaneously.

2 - The nearest distance of 400 feet was used, which was the distance from the center of the project site to the adjusted lot line on the south side; the distance to the adjusted lot line on the west is 450 feet. Distances based on Figure 2-A of the Noise Technical Report (Ldn Consulting 2013).

The distance from the center of the project site to the nearest adjusted lot line was used, and no intervening terrain was assumed for the lot line calculations. Potential sources of large amounts of noise generated from this access road would be typically limited to dump trucks during



*Technical Memorandum*

*Subject: NCER – Supplementary Noise Analysis*

normal operation. The proposed project would be limited to two export truck trips. Due to such a low volume of heavy truck trips per day, along with the intervening topography and distance to nearest noise sensitive land uses, noise generated from heavy trucks along the access road would also be at or below the County's Noise Ordinance criteria at the nearest property lines. Therefore, the proposed project would have less than significant impacts related to operational noise on surrounding properties.

#### 4 VIBRATION ANALYSIS

Project implementation could expose the uses listed in Tables 6 and 7 to groundborne vibration and noise levels equal to or greater than the levels shown.

**Table 6**  
**Guidelines For Determining the Significance of Groundborne Vibration**  
**and Noise Impacts**

Land Use Category	Groundborne Vibration Impact Levels (inches/second RMS)		Groundborne Noise Impact Levels (dB re 20 micropascals)	
	Frequent Events <sup>a</sup>	Occasional or Infrequent Events <sup>b</sup>	Frequent Events <sup>a</sup>	Occasional or Infrequent Events <sup>b</sup>
Category 1: Buildings where low ambient vibration is essential for interior operations (research and manufacturing facilities with special vibration constraints) <sup>f</sup>	0.0018 <sup>c</sup>	0.0018 <sup>c</sup>	Not applicable <sup>d,e</sup>	Not applicable <sup>d,e</sup>
Category 2: Residences and buildings where people normally sleep (hotels, hospitals, residences, and other sleeping facilities) <sup>f</sup>	0.0040	0.010	35 dBA	43 dBA
Category 3: Institutional land uses with primarily daytime use (schools, churches, libraries, other institutions, and quiet offices) <sup>f</sup>	0.0056	0.014	40 dBA	48 dBA

Source: FTA 2006.

RMS = root mean square; re = relative

**Notes:**

<sup>a</sup> "Frequent events" is defined as more than 70 vibration events per day. Most rapid transit projects fall into this category.

<sup>b</sup> "Infrequent events" is defined as fewer than 70 vibration events per day. This category includes most commuter rail systems.

<sup>c</sup> This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. Vibration-sensitive manufacturing or research will require detailed evaluation to define acceptable vibration levels. Ensuring lower vibration levels in a building often requires special design of the HVAC systems and stiffened floors.

<sup>d</sup> Vibration-sensitive equipment is not sensitive to groundborne noise.

<sup>e</sup> There are some buildings, such as concert halls, TV and recording studios, and theaters that can be very sensitive to vibration and noise but do not fit into any of the three categories. Table 17 gives criteria for acceptable levels of groundborne vibration and noise for these various types of special uses.

<sup>f</sup> For Categories 2 and 3 with occupied facilities, isolated events such as blasting are significant when the PPV exceeds 1 inch per second. Nontransportation vibration sources such as impact pile drivers or hydraulic breakers are significant when their PPV exceeds 0.1 inch per second. More specific criteria for structures and potential annoyance were developed by Caltrans (2004) and will be used to evaluate these continuous or transient sources in the County.



*Technical Memorandum**Subject: NCER – Supplementary Noise Analysis*

**Table 7**  
**Guidelines for Determining the Significance of Groundborne Vibration**  
**and Noise Impacts for Special Buildings**

Type of Building or Room	Groundborne Vibration Impact Levels (inches/second RMS)		Groundborne Noise Impact Levels (dB re 20 micropascals)	
	Frequent Events <sup>a</sup>	Occasional or Infrequent Event <sup>b</sup>	Frequent Events <sup>a</sup>	Occasional or Infrequent Events <sup>b</sup>
Concert halls, TV studios, and recording studios	0.0018	0.0018	25 dBA	25 dBA
Auditoriums	0.0040	0.010	30 dBA	38 dBA
Theaters	0.0040	0.010	35 dBA	43 dBA

Source: FTA 2006.

RMS = root mean square; re = relative

**Notes:**

<sup>a</sup> "Frequent Events" is defined as more than 70 vibration events per day. Most rapid transit projects fall into this category.

<sup>b</sup> "Infrequent Events" is defined as fewer than 70 vibration events per day. This category includes most commuter rail systems.

As stated in note F of Table 6, Caltrans criteria shall be used for piles drivers and transient sources such as those associated with project construction. Therefore, for the purposes of this vibration analysis, impacts from pile driving would occur if vibration levels exceed 0.1 inch per second PPV. It should be noted that no pile driving would take place as part of this project, however. Thus, impacts from general construction would occur if vibration levels exceed 0.0040 inch per second RMS (County of San Diego 2009).

### Operations

Operational components of the proposed project would include the equipment listed in Table 1, including a wheeled loader, dump truck, tub grinder, trammel screen and a crusher. Vibration levels from this equipment would be comparable to typical heavy construction equipment, which varies from approximately 0.003 inches per second PPV for a small bulldozer to approximately 0.089 inches per second PPV for a large bulldozer or a hoe ram (FTA 2006) as shown in Table 8. At the upper end of the vibration range for conventional construction equipment is a vibratory roller, which is estimated to produce approximately 0.210 inches per second PPV (FTA 2006). The nearest vibration-sensitive land uses consist of residences located approximately 800 feet to the south. According to the FTA's methodology for determining vibration propagation, the vibration level corresponding to even a high-vibration piece of equipment such as a vibratory roller would be approximately 0.001 inches per second at a distance of 800 feet. Thus, no significant groundborne noise or vibration impacts would occur with the operation of the proposed project and impacts would be **less than significant**.

*Technical Memorandum**Subject: NCER – Supplementary Noise Analysis*

**Table 8**  
**Typical Construction Equipment Vibration Levels**

Equipment	PPV at 25 feet (inch per second)	Approximate Vibration Level (VdB) at 25 Feet
Pile drive (impact) – typical	0.644	104
Pile drive (sonic) – typical	0.170	93
Vibratory roller	0.210	94
Jackhammer	0.035	79
Large bulldozer	0.089	87
Loaded trucks	0.076	86
Small bulldozer	0.003	58

Sources: FTA 2006

PPV = peak particle velocity

**Note:**

\* Where noise level is the velocity level in decibels (VdB) referenced to 1 microinch/second and based on the RMS velocity amplitude.

**Construction****Conventional Construction Activities**

On-site construction equipment that would cause the most groundborne vibration (other than blasting activities, which is addressed below) would be associated with site grading and excavation. During grading and excavation, the largest vibration levels are anticipated to be generated by large bulldozers, loaders, excavators, and loaded trucks used for earthmoving. The nearest vibration-sensitive land uses consist of residences located approximately 800 feet to the south. According to the FTA's methodology for determining vibration propagation, the vibration level corresponding to a large bulldozer or similar heavy equipment would be approximately 0.0005 inches per second at a distance of 800 feet. Thus, no significant groundborne noise or vibration impacts would occur with the construction of the proposed project and impacts would be **less than significant**.

**Blasting**

Due to the geologic character of the project proposed project site, blasting and/or on-site rock breaking may be necessary during site preparation activities for the proposed project. Thus, construction-related blasting activities may result in significant groundborne vibrations or groundborne noise impacts. The noise analysis conducted for the project (Ldn Consulting 2013) addressed potential noise impacts from blasting activities. As discussed in the Ldn noise report, because of the location of the project site, blasting would not take place within 400 feet of noise or vibration-sensitive land uses.

*Technical Memorandum**Subject: NCER – Supplementary Noise Analysis*

---

When explosive charges detonate in rock, almost all of the available energy from the explosion is used in breaking and displacing the rock mass. However, a small portion of the energy is released in the form of vibration waves that radiate away from the charge location. The strength, or amplitude, of the waves reduces as the distance from the charge increases. The rate of amplitude decay depends on local geological conditions but can be estimated with a reasonable degree of consistency, which allows regulatory agencies to control blasting operations by means of relationships between distance and explosive quantity.

Because the exact blasting locations, necessary geotechnical data or blasting and materials handling plans are not known at this time, it is not possible to conduct a groundborne vibration analysis assessing the proposed blasting and materials handling associated with the Proposed Project. With the implementation of the Project Design Feature PDF N-1, as detailed in Section 5 (Project Design Features), this impact would be **less than significant**.

## **5 PROJECT DESIGN FEATURES**

**PDF-N-1** Prior to approval of the grading permit for any portion of the proposed project, the project applicant, or its designee, shall direct that the designated contractor shall prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at NSLU within 1,000 feet of each blast. Where potential exceedance of the County of San Diego Noise Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410, the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant, or its designee, prior to the issuance of the grading permit. Additionally, all Proposed Project phases involving blasting shall conform to the following requirements:

- All blasts shall be performed by a blast contractor and blasting personnel licensed to operate in the County.
- Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundborne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines, Section 4.3.



*Technical Memorandum**Subject: NCER – Supplementary Noise Analysis*

---

**Implementation:** Applicant(s), or its designee, and primary contractor(s) of all Proposed Project phases involving blasting.

**Timing:** Prior to and during Proposed Project-related blasting activities.

**Enforcement:** County

Sincerely,



Mike Greene, INCE Bd. Cert.  
Environmental Specialist/Acoustician

cc: Carey Fernandes, AICP, Principal  
Alex Martini, Environmental Planner

## 5 REFERENCES

County of San Diego. 2009. *Report Format and Content Requirements – Noise*. January 27, 2009. Accessed December 2017. <http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/Noise-Report-Format.pdf>

FTA (Federal Transit Administration). 2006. *Transit Noise and Vibration Impact Assessment*. Prepared by Harris Miller Miller & Hanson Inc. Produced by Vanasse Hangen Brustlin Inc. May 2006. Accessed December 2017. [http://www.fta.dot.gov/documents/FTA\\_Noise\\_and\\_Vibration\\_Manual.pdf](http://www.fta.dot.gov/documents/FTA_Noise_and_Vibration_Manual.pdf).

Ldn Consulting, Inc. 2013. *Noise Assessment - North County Environmental Resources Recycling Center*. Prepared for County of San Diego. Prepared by: Jeremy Loudon, Ldn Consulting, Inc. May 21, 2013.

**ATTACHMENT A**

**Ldn Consulting, Inc. Noise Assessment Report**

## **NOISE ASSESSMENT**

**NORTH COUNTY ENVIRONMENTAL RESOURCES  
RECYCLING CENTER, Case No.3500 08-015,  
Log No. 3910 08-0812**

*Prepared for:*

**County of San Diego  
Department of Planning and Development Services  
Contact: Emmet Aquino  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123  
858-694-8845**

*Prepared By:*

**Jeremy Loudon  
*Ldn Consulting, Inc.*  
446 Crestcourt Lane  
Fallbrook, California 92028**

*Project Proponent:*

**Hilltop Group Inc.  
807 E Mission Rd.  
San Marcos, CA 92069**

**May 21, 2013**



## **TABLE OF CONTENTS**

TABLE OF CONTENTS .....	II
LIST OF FIGURES.....	II
LIST OF TABLES .....	II
GLOSSARY OF TERMS.....	III
EXECUTIVE SUMMARY .....	IV
1.0 INTRODUCTION.....	1
1.1 PROJECT DESCRIPTION .....	1
1.2 ENVIRONMENTAL SETTINGS & EXISTING CONDITIONS.....	4
1.3 METHODOLOGY AND EQUIPMENT .....	4
2.0 OPERATIONAL ACTIVITIES.....	8
2.1 GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE .....	8
2.2 POTENTIAL OPERATIONAL NOISE IMPACTS.....	9
2.3 CONCLUSIONS.....	13
3.0 CONSTRUCTION ACTIVITIES .....	14
3.1 GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE.....	14
3.2 POTENTIAL PROPERTY LINE NOISE IMPACTS .....	15
3.3 CONSTRUCTION CONCLUSIONS .....	21
4.0 SUMMARY OF PROJECT IMPACTS, MITIGATION & CONCLUSIONS .....	23
5.0 CERTIFICATIONS .....	25

## **LIST OF FIGURES**

FIGURE 1-A: PROJECT VICINITY MAP .....	2
FIGURE 1-B: PROPOSED PROJECT SITE PLAN .....	3
FIGURE 1-C: NOISE MEASUREMENT LOCATIONS.....	5
FIGURE 2-A: RECYCLING FACILITY AND SURROUNDING LAND USE ORIENTATION .....	11
FIGURE 3-A: ROCK CRUSHER ACTIVITIES.....	18

## **LIST OF TABLES**

TABLE 1-1: EXISTING NOISE LEVELS .....	6
TABLE 2-1: SOUND LEVEL LIMITS IN DECIBELS (DBA).....	8
TABLE 2-2: LIST OF EQUIPMENT AND REFERENCE NOISE LEVELS .....	9
TABLE 3-1: GRADING OPERATION NOISE LEVELS .....	16
TABLE 3-2: CONSTRUCTION NOISE LEVELS WITH BLASTING .....	19

## **GLOSSARY OF TERMS**

**Sound Pressure Level (SPL):** a ratio of one sound pressure to a reference pressure ( $L_{ref}$ ) of 20  $\mu$ Pa. Because of the dynamic range of the human ear, the ratio is calculated logarithmically by  $20 \log (L/L_{ref})$ .

**A-weighted Sound Pressure Level (dBA):** Some frequencies of noise are more noticeable than others. To compensate for this fact, different sound frequencies are weighted more.

**Minimum Sound Level ( $L_{min}$ ):** Minimum SPL or the lowest SPL measured over the time interval using the A-weighted network and slow time weighting.

**Maximum Sound Level ( $L_{max}$ ):** Maximum SPL or the highest SPL measured over the time interval the A-weighted network and slow time weighting.

**Equivalent sound level ( $L_{eq}$ ):** the true equivalent sound level measured over the run time.  $L_{eq}$  is the A-weighted steady sound level that contains the same total acoustical energy as the actual fluctuating sound level.

**Day Night Sound Level (Ldn):** Representing the Day/Night sound level, this measurement is a 24 –hour average sound level where 10 dB is added to all the readings that occur between 10 pm and 7 am. This is primarily used in community noise regulations where there is a 10 dB “Penalty” for night time noise. Typically Ldn’s are measured using A weighting.

**Community Noise Exposure Level (CNEL):** The accumulated exposure to sound measured in a 24-hour sampling interval and artificially boosted during certain hours. For CNEL, samples taken between 7 pm and 10 pm are boosted by 5 dB; samples taken between 10 pm and 7 am are boosted by 10 dB.

**Octave Band:** An octave band is defined as a frequency band whose upper band-edge frequency is twice the lower band frequency.

**Third-Octave Band:** A third-octave band is defined as a frequency band whose upper band-edge frequency is 1.26 times the lower band frequency.

**Response Time (F,S,I):** The response time is a standardized exponential time weighting of the input signal according to fast (F), slow (S) or impulse (I) time response relationships. Time response can be described with a time constant. The time constants for fast, slow and impulse responses are 1.0 seconds, 0.125 seconds and 0.35 milliseconds, respectively.

## **EXECUTIVE SUMMARY**

---

This noise study has been completed to determine the noise impacts associated with the development of the proposed North County Environmental Resources Recycling Center located on a seven parcels totaling approximately 35 gross acres. The Project is located near the City of Escondido in the unincorporated northern portion of San Diego County, CA.

Based on the noise levels, topography and the distances to the property lines the Project's related cumulative noise levels from the proposed recycling facility are anticipated to comply with the property line standards at all adjacent and surrounding land uses. No impacts are anticipated and no mitigation is required. Additionally, the parcel created, due to the proposed boundary adjustment, located between the habitat area to the east and the residences to the south cannot be developed according to the Project's Plat Map. The operational activities are located at least 350 feet from the habitat area to the west and a minimum of 465 feet from the residences to the south. At these distances, the noise levels would be at or below 60 dBA at the habitat and 57.5 dBA at the residences. Therefore, no restrictions on the placement or location of the operational equipment are required.

If all the equipment was working in the same area, at a distance as close as 115 feet, the point source noise attenuation from the construction activities and the nearest property line is -7.2 dBA. This would result in an anticipated worst case eight-hour average combined noise level of less than 75 dBA at the property line. Additionally, the existing topography, over a fifty-foot hill is located between the equipment and the southern and eastern property lines. Additionally, the nearest residential uses located to the east are over 1,500 feet away and located more than 40 feet below the site blocking the line of sight to operations. Given this and the spatial separation of the equipment over the site, the noise levels from the grading are anticipated to comply with the County of San Diego's 75 dBA standard per Section 36.409 of the Noise Ordinance at all Project property lines.

Based on the unshielded 75 dBA Leq contours from the rock crusher, which extends 225 feet, the rock crushing operation would not exceed the County standard and no noise impacts will occur from any rock crushing activities.

Blasting will occur on an as-needed basis across the site. Based on the site layout and separation from the nearest occupied property line, no blasting is anticipated within 400 feet of any occupied noise sensitive land uses. Therefore, no noise or vibration impacts are anticipated. The blasting contractor should conduct a pre-blast survey to determine if any sensitive uses need to be monitored during blasting operations.

In the unlikely event that all grading, drilling and blasting equipment is staged 400 feet of any occupied noise sensitive land use. The cumulative unshielded noise levels would still be below the



75 dBA threshold and no impacts are anticipated.

In order to comply with the County's maximum impulsive noise level threshold of 82 dBA the rock drills would need to be located 200 feet from the nearest occupied residential property line. Since no blasting is anticipated within 400 feet of any occupied noise sensitive land use no impulsive noise impacts are anticipated. Blasting operations must comply with the County's Consolidated Fire Code (2011) Section 3301.2 of the establishing permitting and notification procedures.

If clearing, grubbing, and grading activities are proposed during the period of February 1 to August 31 of any year, and the Biological Monitor has determined that there are sensitive bird nests that may be affected by the construction activity noise levels, the following recommendations would apply: A County approved acoustical consultant shall perform noise measurements to assess the ambient noise levels in the absence of construction activities. The intent of these measurements is to establish baseline noise levels in the occupied habitat without construction. If the construction noise levels at nest sites during the breeding season are anticipated to exceed the 60 dBA Leq or ambient condition, whichever is higher, noise attenuation measures including, but not limited to, noise barriers and noise reducing features on construction equipment shall be implemented as necessary to maintain construction noise at acceptable levels at nest sites.

Periodic monitoring during the breeding season of noise levels at nest sites shall be performed to verify that construction noise levels are maintained at acceptable levels. The Project's Biological Monitor shall notify the County Department of Public Works Construction Inspector if noise measurements exceed the standard at any nest. These recommendations should be placed on the face of the grading or improvement plans.

## 1.0 INTRODUCTION

---

This noise study was completed to determine the noise impacts associated with the development of the proposed North County Environmental Resources Recycling Center Project. The Project is located at 33°10' 10" N and 117° 06' 42" W, near the City of Escondido in northern San Diego County. The proposed Project site is located at 25568 Mesa Rock Road, in the North County Metro Community Planning Area (Twin Oaks Sponsor Group Area), within the unincorporated northern area San Diego County. The Project proposes a light recycling processing facility to handle green waste and construction and demolition waste on a 35.5-acre site. The general location of the Project is shown on the Vicinity Map, Figure 1-A.

### 1.1 Project Description

The project is a site plan that proposes a light recycling processing facility to handle green waste and construction and demolition waste on a 35.5-acre site. The facility will be open six days a week Monday through Saturday with the hours of operation from 5 a.m. to 7 p.m. and will employ a maximum of 18 people. The Project will maintain an existing security trailer, a 12,000 square foot steel building used for recycling, offices, shop, wash facility, truck scales, and a 100,000 water tank.

The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation I-3, High Impact Industrial, and is zoned M54. The site contains six permitted wells. The applicant is capping all wells at ground level and in the future may activate wells to water the landscaping. During grading the existing trailer, patio cover, septic system and a concrete pad will be removed. Access will be provided by a private easement road connecting to Mesa Rock Road across APNs 187-100-33, 23, 38, 31 and 35 to Parcel 37.

The project will be served by an onsite septic system and water from Vallecitos Water District. Earthwork will consist of cut of 96,000 cubic yards and fill of 182,000 for a net import of 72,000 cubic yards which accounts for expected swell quantities too. The proposed site development plan is shown on Figure 1-B on Page 3 of this report.

Construction of the proposed project would be expected to begin early 2014 and would begin with minor demolition of well heads and a covered 634 SF patio as well as site preparation to begin grading. Grading operations are expected to occur over a six month period which would include all necessary earthwork for realignment of the site driveway. Once grading is complete, the project would pave the driveway and parking areas onsite allowing for the construction of the 12,000 square foot steel building.



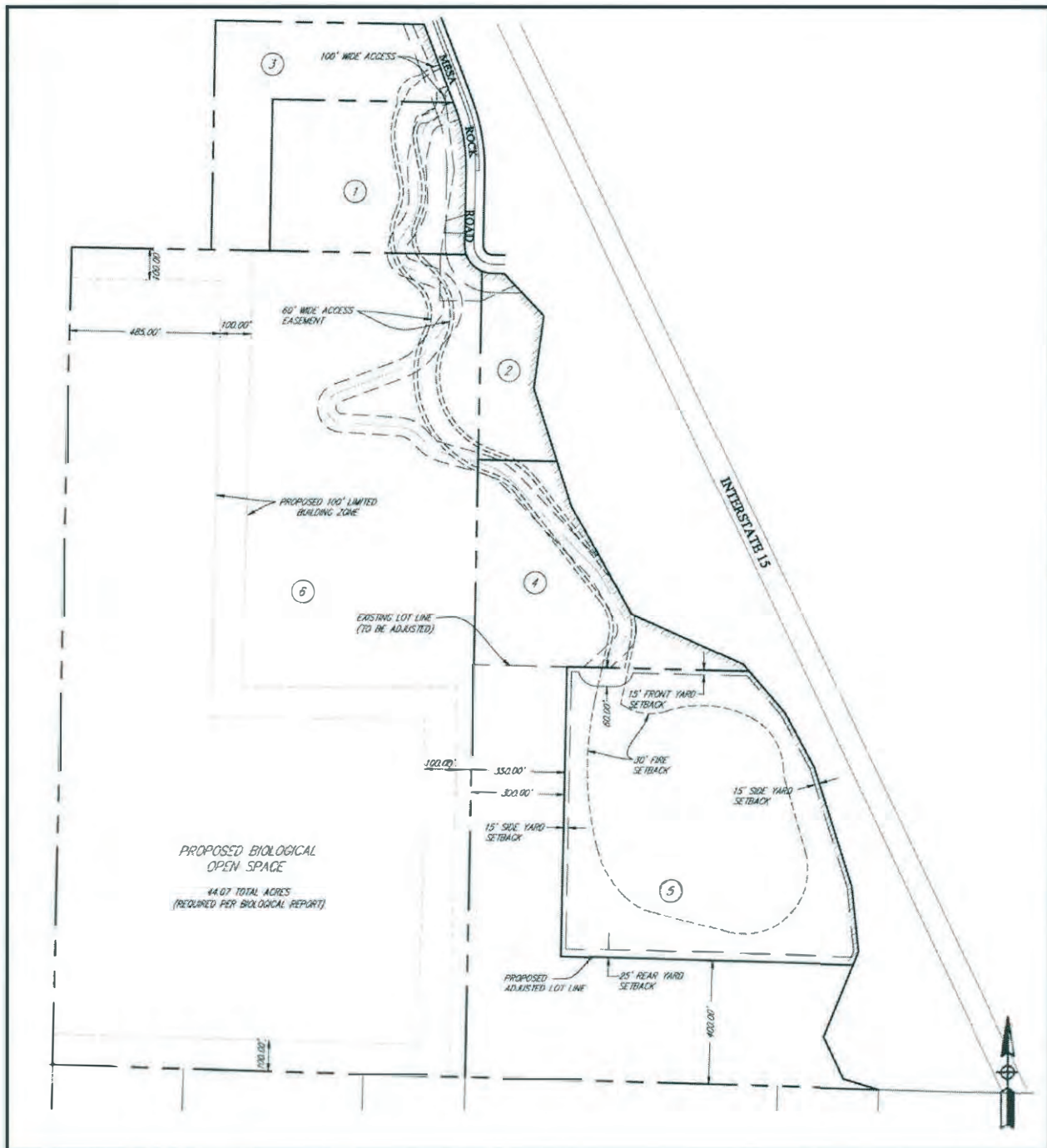
Figure 1-A: Project Vicinity Map



Source: Google Maps, 2013



Figure 1-B: Proposed Project Site Plan



Source: Excel Engineering, 2013

Project vehicular trips would be generated from construction workers to and from the project site along with any haulage trips necessary for importing the 72,000 CY of fill. During operations of the proposed project, the project would generate 36 trips from employees, 30 trips from delivery trucks, 6 trips from processed material export trucks and 6 trips from the live security resident. In totality, the project operations would generate roughly 78 trips. The traffic impact analysis has corrected the delivery trucks to a Passenger Car Equivalent (PCE) or multiplied the 36 truck trips by two or assuming a generation of 72 trips. With this assumption, the project would generate 114 passenger car equivalents.

## 1.2 Environmental Settings & Existing Conditions

### a) Settings & Locations

The affected County Assessor Parcel Numbers (APNs) are 187-100-33, 23, 38, 31 and 35 to Parcel 37, totaling approximately 35 acres; however, only a portion of the subject parcels would be developed as part of the Project. The zoning for the Project parcel is M54 (industrial) and all surrounding land uses are A-70 and RR (rural residential).

### b) Existing Noise Conditions

The Project is located west of Interstate 15 along a private easement road and is currently undeveloped. Existing noise occurs mainly from vehicular traffic traveling on Interstate 15.

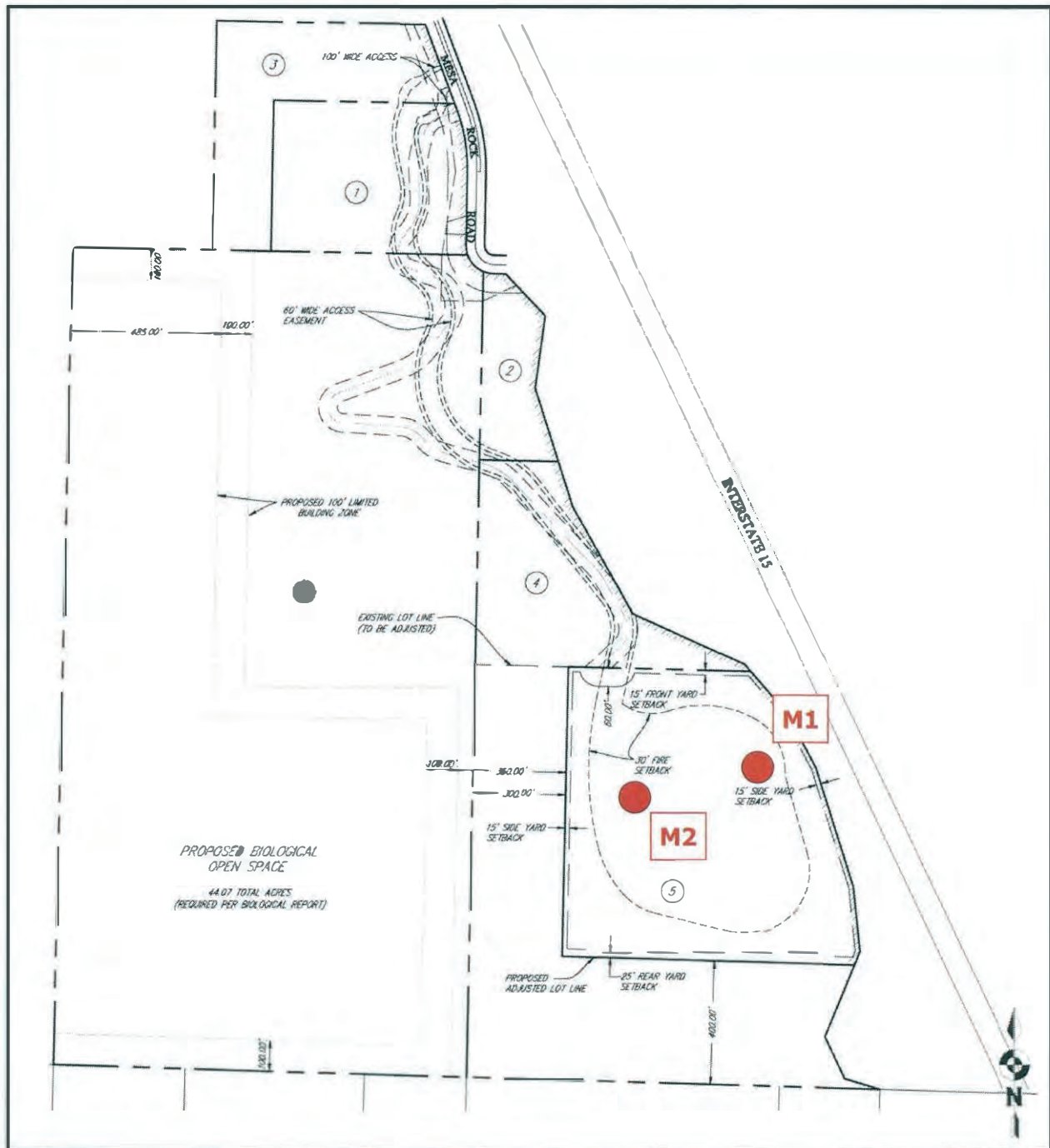
## 1.3 Methodology and Equipment

### a) Noise Measuring Methodology and Procedures

To determine the existing noise environment, measurements were taken at two locations on the project site, to determine the existing noise levels in the Project area. The noise measurements were recorded on March 13, 2013 by Ldn Consulting between approximately 9:00 a.m. and 10:00 a.m. Noise measurements were taken using a Larson-Davis Model LxT Type 1 precision sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form. The sound level meter and microphone were mounted on a tripod, five feet above the ground and equipped with a windscreen during all measurements. The sound level meter was calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 200.

Monitoring location 1 (M1) was located in the eastern portion of the site along Interstate 15 approximately 400 feet from the centerline. Monitoring location 2 (M2) was located near the western area of the proposed facility location approximately 800 feet from the centerline. The noise monitoring locations are provided graphically in Figure 1-C on the following page.

### Figure 1-C: Noise Measurement Locations





The results of the noise level measurements are presented in Table 1-1. The noise measurements were monitored for a time period of at least 20 minutes. The ambient Leq noise levels measured in the area of the project during the morning hour were found to be roughly 58 dBA nearest to Interstate 15 and 47 dBA to the west. Topography of the site and the elevation change between the roadway the site helped reduce the overall noise levels. The existing noise levels in the project area consisted primarily of traffic along Interstate 15.

**Table 1-1: Existing Noise Levels**

Location	Time	One Hour Noise Levels (dBA)					
		Leq	Lmin	Lmax	L10	L50	L90
M1	9:00–9:25 a.m.	58.0	52.4	65.6	60.0	57.7	55.3
M2	9:35–10:00 a.m.	46.6	41.8	59.1	48.0	45.6	43.8
Source: Ldn Consulting, Inc. March 13, 2013							

#### b) Noise Calculations and Factors

Noise is defined as unwanted or annoying sound which interferes with or disrupts normal activities. Exposure to high noise levels has been demonstrated to cause hearing loss. The individual human response to environmental noise is based on the sensitivity of that individual, the type of noise that occurs and when the noise occurs.

Sound is measured on a logarithmic scale consisting of sound pressure levels known as a decibel (dB). The sounds heard by humans typically do not consist of a single frequency but of a broadband of frequencies having different sound pressure levels. The method for evaluating all the frequencies of the sound is to apply an A-weighting to reflect how the human ear responds to the different sound levels at different frequencies. The A-weighted sound level adequately describes the instantaneous noise whereas the equivalent sound level depicted as Leq represents a steady sound level containing the same total acoustical energy as the actual fluctuating sound level over a given time interval.

The Community Noise Equivalent Level (CNEL) is the 24 hour A-weighted average for sound, with corrections for evening and nighttime hours. The corrections require an addition of 5 decibels to sound levels in the evening hours between 7 p.m. and 10 p.m. and an addition of 10 decibels to sound levels at nighttime hours between 10 p.m. and 7 a.m. These additions are made to account for the increased sensitivity during the evening and nighttime hours when sound appears louder.

Because mobile/traffic noise levels are calculated on a logarithmic scale, a doubling of the traffic noise or acoustical energy results in a noise level increase of 3 dBA. Therefore the doubling of the traffic volume, without changing the vehicle speeds or mix ratio, results in a noise increase of 3 dBA. Mobile noise levels radiant in an almost oblique fashion from the source and drop off at a rate of 3 dBA for each doubling of distance under hard site conditions and at a rate of 4.5 dBA for soft site conditions. Hard site conditions consist of concrete, asphalt and hard pack dirt while soft site conditions exist in areas having slight grade changes, landscaped areas and vegetation. On the other hand, fixed/point sources radiate outward uniformly as it travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance.

The most effective noise reduction methods consist of controlling the noise at the source, blocking the noise transmission with barriers or relocating the receiver. Any or all of these methods could be required to reduce noise levels to an acceptable level.

## 2.0 OPERATIONAL ACTIVITIES

### 2.1 Guidelines for the Determination of Significance

Section 36.404 of the County of San Diego noise ordinance provides performance standards and noise control guidelines for determining and mitigating non-transportation, or stationary, noise source impacts to adjacent properties. The purpose of the noise ordinance is to protect, create and maintain an environment free from noise that may jeopardize the health or welfare, or degrade the quality of life.

The County Noise Ordinance states that it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property exceeds the applicable limits provided in Table 2-1.

**Table 2-1: Sound Level Limits in Decibels (dBA)**

ZONE		APPLICABLE LIMIT ONE-HOUR AVERAGE SOUND LEVEL (DECIBELS)
R-S, R-D, R-R, R-MH, A-70, A-72, S-80, S-81, S-87, S-88, S-90, S-92, R-V, and R-U Use Regulations with a density of less than 11 dwelling units per acre.	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
R-RO, R-C, R-M, C-30, S-86, R-V, R-U and V5. Use Regulations with a density of 11 or more dwelling units per acre.	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
S-94, V4, and all other commercial zones.	7 a.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	55
V1, V2	7 a.m. to 7 p.m.	60
V1, V2	7 p.m. to 10 p.m.	55
V1	10 p.m. to 7 a.m.	55
V2	10 p.m. to 7 a.m.	50
V3	7 a.m. to 10 p.m.	70
	10 p.m. to 7 a.m.	65
M-50, M-52, M-54	Anytime	70
S-82, M-58, and all other industrial zones.	Anytime	75

Source: County of San Diego Noise Ordinance Section 36.404



As stated above in Section 1, the Project is zoned industrial (M54) and the surrounding properties are zoned Rural residential (A-70 & RR). The project site, zoned M54, is subject to a one-hour average sound level limit of 70 dBA anytime. Abutting land uses to the west, east, and south are zoned A70 and RR that allows a one-hour average sound level of 50 decibels (dBA) from 7 a.m. to 10 p.m. and 45 decibels (dBA) from 10 p.m. to 7 a.m. The final one-hour average sound level limit for two zoning districts is the arithmetic mean of the respective zones. In this case, the most conservative property lines along the western, eastern and southern boundaries would be subject to 60 dBA daytime and 57.5 dBA nighttime under Section 36.404 of the Noise Ordinance.

## 2.2 Potential Operational Noise Impacts

This section analyzes the property line noise impacts from onsite noise sources. Noise sources include on site materials transportation and extractive activities. According to the information provided by the Project applicant, equipment used during the aggregate recovery operations and recycling materials and the associated noise levels utilized in this analysis are shown in Table 2-2. The anticipated noise levels during operations are characterized below for each piece of equipment. These noise levels are derived from the Federal Highway Administration construction noise model (FHWA) 2006; Bradley landfill and recycling center Draft Environmental Impact Report, City of Los Angeles, December 2005; Environmental Noise Analysis, Liberty Quarry, January 2009. The noise levels listed represent the A-weighted maximum sound level (Lmax) and the last column is the hourly average based on duty-cycles of the proposed equipment.

**Table 2-2: List of Equipment and Reference Noise Levels**

Operational Phase	Construction Equipment	Source Level @ 50-Foot (dBA Lmax)	Source Level @ 50-Foot (dBA Leq)
Recycling, Sorting and Processing Operations	Wheel Loader	79	75
	Dump Truck	76	72
	Dump Truck Passing by	86	82
	Dump Truck Unloading	91	87
	Tub Grinder	86	82
	Trommel Screen	79	75
	C & D Crusher	92	88
	<b>Combined Noise Level</b>	<b>94</b>	<b>90</b>

The noise from heavy equipment is created from a variety of sources on the equipment, including but not limited to the engine exhaust, engine block, and radiator. The equipment is typically not working at full power and only has a portion of the noise source directly facing in a single direction for limited periods of time. The Federal Highway Administration utilizes an operational time of 40% of maximum as a basis for analyzing hourly average noise impact levels for these type of heavy equipment. This would equate to a 4 dBA reduction in the noise levels of each piece of equipment as can be seen in the last column of Table 2-2.

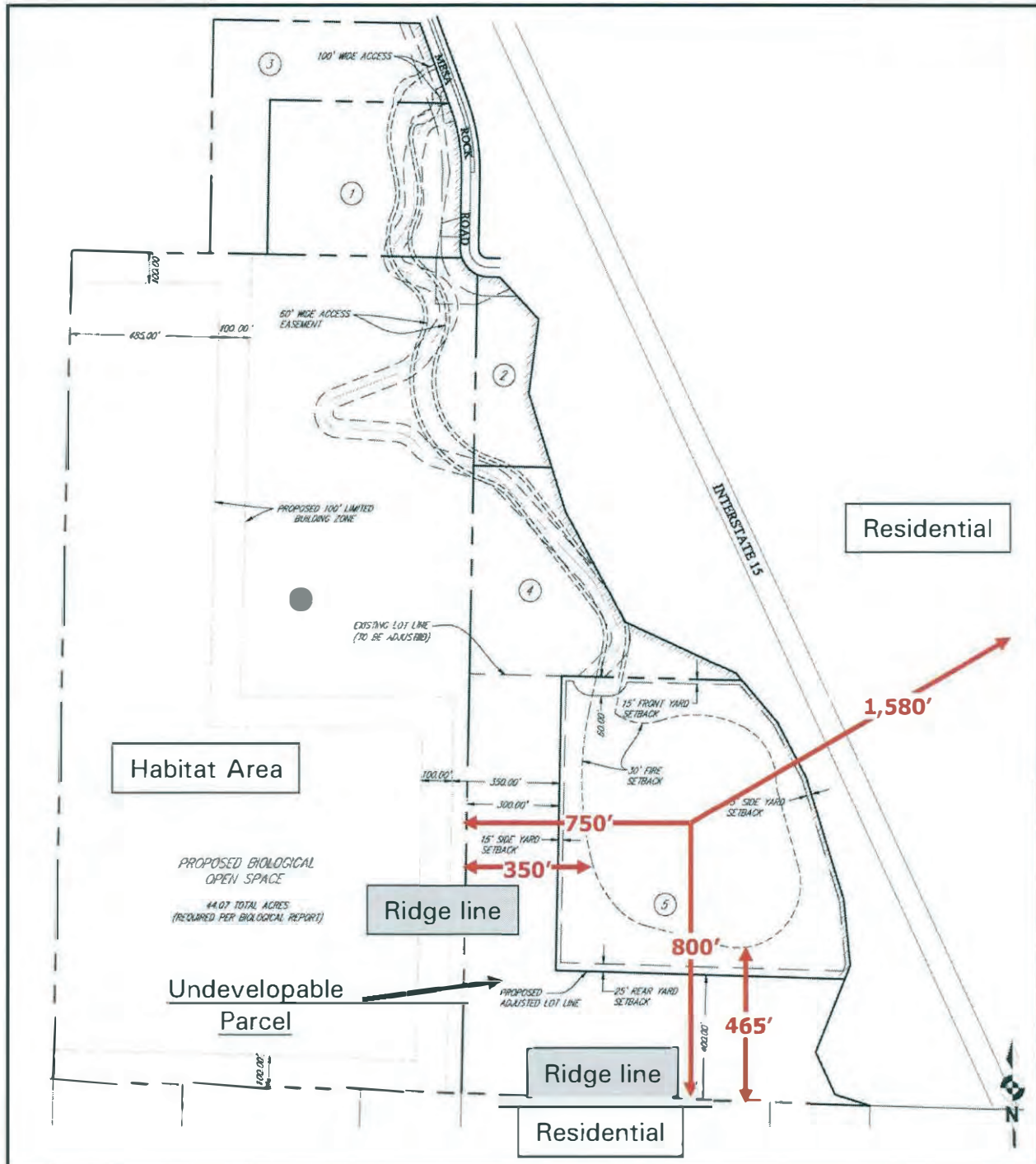
Sound from a localized source (a point-source) radiates uniformly outward as it travels away from the source. The sound level attenuates or drops-off at a rate of 6 dBA for each doubling of distance. A drop-off rate of 6 dBA per doubling of distance was used for the proposed equipment to the property lines using a point-source noise modeling program. The equipment noise levels were modeled to each adjacent property line and to the nearest existing residences. The site orientation, equipment locations along with the existing or proposed property uses can be seen in Figure 2 below.

Based on calculations from the existing topography, over a fifty-foot hill is located between the equipment and the southern and eastern property lines, showed that a 20 decibel reduction could occur. To be conservative, only a 15 decibel reduction was taken for the topography (ridge line) on the southern and eastern sides of the facility. The nearest residential uses located to the east are over 1,500 feet away and located more than 50 feet below the site blocking the line of sight to operations. Additional topography along both Interstate 15 and Old Highway 395 also shield the site from the residences to the east. This combination of the topography will reduce the noise levels at least 5 decibels. Additionally, the parcel created, due to the proposed boundary adjustment, denoted as 4 in Figure 2-A located between the habitat area to the east and the residences to the south cannot be developed according to the Project's Plat Map.

Operational noise levels were propagated out to the nearest property lines located to the south, east and west. The cumulative noise level results of the proposed facility are provided in Tables 2-3 thru 2-5 below for each land use. As can be seen in Tables 2-3 thru 2-5, the proposed recycling facility operations are anticipated to comply with the County of San Diego's worse-case nighttime noise ordinance criteria at all surrounding land uses. Therefore, no impacts are anticipated and no mitigation is required.

The operational limits, identified as a dotted line on Figure 2-A, are located 350 feet from the habitat area to the west and 465 feet from the residences to the south. At these distances, the noise levels would be at or below 60 dBA at the habitat and 57.5 dBA at the residences. Therefore, no restrictions on the placement or location of the operational equipment are required.

Figure 2-A: Recycling Facility and Surrounding Land Use Orientation





**Table 2-3: Property Line Noise Levels – West (Habitat)**

Source	Distance from Source to Measurement (Feet)	Source Level (dBA)	Distance to Property Line (Feet)	Noise Reduction due to distance (dBA)	Noise Reduction from Buildings (dBA)	Resultant Noise Level @ Property Line (dBA Leq)
Wheel Loader	50	75	750	-23.5	-15	36.5
Dump Truck	50	72	750	-23.5	-15	33.5
Dump Truck Passing by	50	82	750	-23.5	-15	43.5
Dump Truck Unloading	50	87	750	-23.5	-15	48.5
Tub Grinder	50	82	750	-23.5	-15	43.5
Trommel Screen	50	75	750	-23.5	-15	36.5
C & D Crusher	50	88	750	-23.5	-15	49.5
<b>Cumulative Noise Level (dBA Leq)</b>						<b>53.3</b>
<b>Noise Standard based on Land Use (dBA Leq)</b>						<b>60</b>
<b>Complies with County Noise Ordinance</b>						<b>Yes</b>

**Table 2-4: Property Line Noise Levels – South (Residential)**

Source	Distance from Source to Measurement (Feet)	Source Level (dBA)	Distance to Property Line (Feet)	Noise Reduction due to distance (dBA)	Noise Reduction from Buildings (dBA)	Resultant Noise Level @ Property Line (dBA Leq)
Wheel Loader	50	75	800	-24.1	-15	35.9
Dump Truck	50	72	800	-24.1	-15	32.9
Dump Truck Passing by	50	82	800	-24.1	-15	42.9
Dump Truck Unloading	50	87	800	-24.1	-15	47.9
Tub Grinder	50	82	800	-24.1	-15	42.9
Trommel Screen	50	75	800	-24.1	-15	35.9
C & D Crusher	50	88	800	-24.1	-15	48.9
<b>Cumulative Noise Level (dBA Leq)</b>						<b>52.8</b>
<b>Noise Standard based on Land Use (dBA Leq)</b>						<b>57.5</b>
<b>Complies with County Noise Ordinance</b>						<b>Yes</b>

**Table 2-5: Property Line Noise Levels – East (Residential)**

Source	Distance from Source to Measurement (Feet)	Source Level (dBA)	Distance to Property Line (Feet)	Noise Reduction due to distance (dBA)	Noise Reduction from Topography (dBA)	Resultant Noise Level @ Property Line (dBA Leq)
Wheel Loader	50	75	1,580	-30.0	-5	40.0
Dump Truck	50	72	1,580	-30.0	-5	37.0
Dump Truck Passing by	50	82	1,580	-30.0	-5	47.0
Dump Truck Unloading	50	87	1,580	-30.0	-5	52.0
Tub Grinder	50	82	1,580	-30.0	-5	47.0
Trommel Screen	50	75	1,580	-30.0	-5	40.0
C & D Crusher	50	88	1,580	-30.0	-5	53.0
<b>Cumulative Noise Level (dBA Leq)</b>						<b>56.8</b>
<b>Noise Standard based on Land Use (dBA Leq)</b>						<b>57.5</b>
<b>Complies with County Noise Ordinance</b>						<b>Yes</b>

### 2.3 Conclusions

Based on the noise levels, topography and the distances to the property lines the Project's related cumulative noise levels from the proposed recycling facility are anticipated to comply with the property line standards at all adjacent and surrounding land uses. No impacts are anticipated and no mitigation is required. Additionally, the parcel created, due to the proposed boundary adjustment, located between the habitat area to the east and the residences to the south cannot be developed according to the Project's Plat Map. The operational activities are located at least 350 feet from the habitat area to the west and a minimum of 465 feet from the residences to the south. At these distances, the noise levels would be at or below 60 dBA at the habitat and 57.5 dBA at the residences. Therefore, no restrictions on the placement or location of the operational equipment are required.

### **3.0 CONSTRUCTION ACTIVITIES**

---

#### 3.1 Guidelines for the Determination of Significance

Construction Noise: Noise generated by construction activities related to the project will exceed the standards listed in San Diego County Code Sections as follows.

#### SEC. 36.408: HOURS OF OPERATION OF CONSTRUCTION EQUIPMENT

Except for emergency work, it shall be unlawful for any person to operate or cause to be operated, construction equipment:

- a. Between 7 p.m. and 7 a.m.
- b. On a Sunday or a holiday. For purposes of this section, a holiday means January 1st, the last Monday in May, July 4th, the first Monday in September, December 25th and any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday. A person may, however, operate construction equipment on a Sunday or holiday between the hours of 10 a.m. and 5 p.m. at the person's residence or for the purpose of constructing a residence for himself or herself, provided that the operation of construction equipment is not carried out for financial consideration or other consideration of any kind and does not violate the limitations in sections 36.409 and 36.410.

#### SEC. 36.409: SOUND LEVEL LIMITATIONS ON CONSTRUCTION EQUIPMENT

Except for emergency work, it shall be unlawful for any person to operate construction equipment or cause construction equipment to be operated, that exceeds an average sound level of 75 decibels for an eight-hour period, between 7 a.m. and 7 p.m., when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is being received.

#### SEC. 36.410: SOUND LEVEL LIMITATIONS ON IMPULSIVE NOISE

In addition to the general limitations on sound levels in section 36.404 and the limitations on construction equipment in section 36.409, the following additional sound level limitations shall apply:

- (a) Except for emergency work or work on a public road project, no person shall produce or cause to be produced an impulsive noise that exceeds the maximum sound level shown in Table 36.410A (provided below), when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is received, for 25 percent of the minutes in the measurement period, as described in subsection (c) below. The maximum sound level depends on the use being made of the occupied property. The uses in Table 36.410A are as described in the County Zoning Ordinance.



**TABLE 36.410A: MAXIMUM SOUND LEVEL (IMPULSIVE) MEASURED AT OCCUPIED PROPERTY IN DECIBELS (dBA)**

OCCUPIED PROPERTY USE	DECIBELS (dBA)
Residential, village zoning or civic use	82
Agricultural, commercial or industrial use	85

- (b) Except for emergency work, no person working on a public road project shall produce or cause to be produced an impulsive noise that exceeds the maximum sound level shown in Table 36.410B, when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is received, for 25 percent of the minutes in the measurement period, as described in subsection (c) below. The maximum sound level depends on the use being made of the occupied property. The uses in Table 36.410B are as described in the County Zoning Ordinance.

**TABLE 36.410B: MAXIMUM SOUND LEVEL (IMPULSIVE) MEASURED AT OCCUPIED PROPERTY IN DECIBELS (dBA) FOR PUBLIC ROAD PROJECTS**

OCCUPIED PROPERTY USE	dB(A)
Residential, village zoning or civic use	85
Agricultural, commercial or industrial use	90

- (c) The minimum measurement period for any measurements conducted under this section shall be one hour. During the measurement period a measurement shall be conducted every minute from a fixed location on an occupied property. The measurements shall measure the maximum sound level during each minute of the measurement period. If the sound level caused by construction equipment or the producer of the impulsive noise exceeds the maximum sound level for any portion of any minute, it will be deemed that the maximum sound level was exceeded during that minute.

### 3.2 Potential Property Line Noise Impacts

Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment includes haul trucks, water trucks, graders, dozers, loaders and scrapers can reach relatively high levels. Grading activities typically represent one of the highest potential sources for noise impacts. The most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

The U.S. Environmental Protection Agency (U.S. EPA) and the Federal Highway Administration (FHWA) have compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from 60 dBA to in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 75 dBA measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor, and reduced to 63 dBA at 200 feet from the source.

Using a point-source noise prediction model, calculations of the expected construction noise impacts were completed. The essential model input data for these performance equations include the source levels of each type of equipment, relative source to receiver horizontal and vertical separations, the amount of time the equipment is operating in a given day (also referred to as the duty-cycle) and any transmission loss from topography or barriers.

According to the project applicant, a total of two loader/tractors, two water trucks, a dozer, two scrapers and a grader will be required during grading activities to complete the proposed grading operations. Project construction activities also include blasting and rock crushing that will require one hoe ram, two rock drills and a small crushing facility to be utilized.

#### Grading Operations

The grading equipment will be spread out over the site. The list of equipment and the associated noise levels utilized in this analysis are shown in Table 3-1. The worst case anticipated construction noise levels during construction are characterized below.

**Table 3-1: Grading Operation Noise Levels**

Construction Equipment	Quantity	Source Level @ 50 Feet (dBA) <sup>1</sup>	Duty Cycle (Hours/Day)	Cumulative Noise Level @ 50 Feet (dBA)
Scrapers	2	75	8	78
Tractors/Loaders/Backhoes	2	72	8	75
Graders	1	74	8	74
Rubber Tired Dozers	1	73	8	73
Water Trucks	2	70	8	73
Cumulative Levels @ 50 Feet (dBA)				82
Distance To Property Line				115
Noise Reduction Due To Distance				-7.2
<b>NEAREST PROPERTY LINE NOISE LEVEL</b>				<b>74.8</b>
<sup>1</sup> Source: EPA 1971, FHWA and Empirical Data				

As can be seen in Table 3-1, if all the equipment was operating in the same location, which is not physically possible, at a distance as close as 115 feet from the nearest property line the point source noise attenuation from these construction activities is -7.2 dBA. This would result in an anticipated worst case eight-hour average combined noise level of less than 75 dBA at the property line. As described above the existing topography, over a fifty-foot hill is located between the equipment and the southern and eastern property lines. Additionally, the nearest residential uses located to the east are over 1,500 feet away and located more than 40 feet below the site blocking the line of sight to operations. Given this and the spatial separation of the equipment, the noise levels will comply with the County of San Diego's 75 dBA standard at all Project property lines.

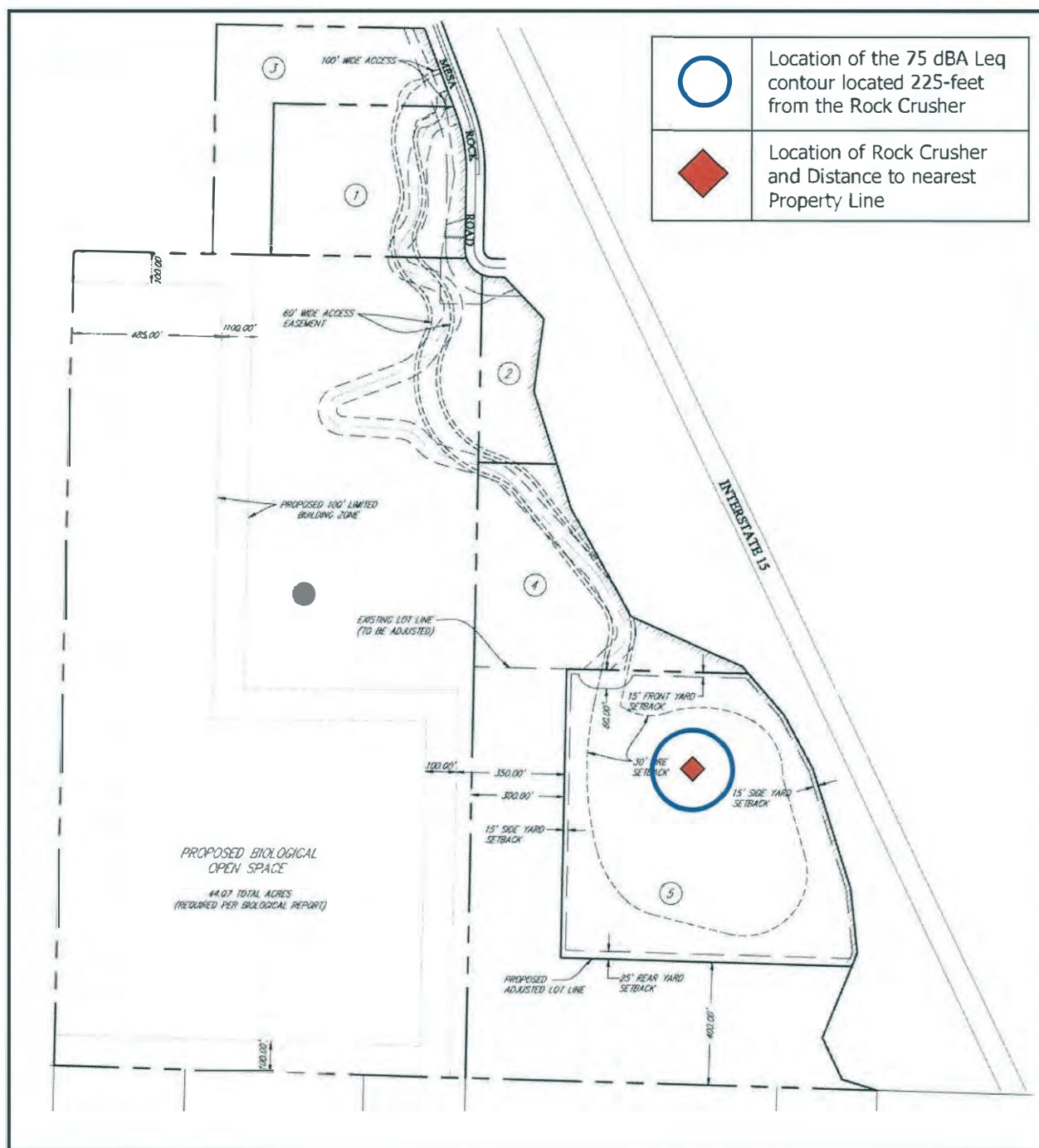
#### Rock Crushing

Excess rock and grading debris will be crushed on site with the rock crushing operation at one fixed location for a short duration of the grading activities. The location of the rock crusher is provided in Figure 3-A. The project is proposing the use of a Pegson Model 4242 rock crusher or similar unit. The typical noise emission levels from a rock crusher of this size range between 85 and 88 dBA at 50 feet based upon previous analysis conducted by Ldn Consulting. The worst-case noise level of 88 dBA at 50 feet will be used in this analysis. In an unshielded condition, the required distance needed to attenuate the rock crushing activities by 13.0 decibels (88 minus the 75 dBA CNEL standard) is 225 feet. The 225 foot affected area is also shown on Figure 3-A for the rock crusher site, denoted as the 75 dBA Leq contour. Based on the 75 dBA Leq contours the proposed rock crusher will not exceed the County standard. Additionally, based on calculations from the existing topography, over a fifty-foot hill is located between the equipment and the southern and eastern property lines, showed that a 20 decibel reduction could occur.

The rock material is collected and crushed during the initial or "heavy" grading stage when the most significant amount of dirt and rock is moved. It is anticipated that the rock crusher will only be on site and operational once the stock piled material has been collected. The rock crushing operations are anticipated to last for approximately 2-4 weeks depending on weather conditions and final material quantities. When an adequate amount of crushed material has been generated, the rock crushing activities will cease and the equipment disassembled and moved offsite. It should be noted that the rock crushing activities are temporary and permitted with an approved grading plan. The rock crushing activities are permitted for on-site uses only. No off-site impacts will occur from any rock crushing activities.



Figure 3-A: Rock Crusher Activities



### Blasting Operations

Areas of the project site that require deeper cuts and where the native material is not easily ripable (graded) may require blasting and the use of rock drills and a hoe ram to prepare the finish

grading. The two rock drills and single hoe ram would be moved around the site on an as needed basis dependent upon the site characteristics. The use of two rock drills and a hoe ram would occur independently of all other proposed equipment. The drilling and blasting operation would occur then the grading equipment would relocate or remove the debris. To determine the worst-case noise levels from the drilling operations both drills and the hoe ram equipment was placed in a centroid location on the site, which is not physically possible. The cumulative noise level for all pieces of equipment would be 89.8 dBA at 50 feet. Utilizing a 6 dBA reduction per doubling of distance, at distances of 275 feet from any property line, the noise levels will comply with the County of San Diego's 75 dBA standard as shown in Table 3-2.

**Table 3-2: Construction Noise Levels with Blasting**

Construction Equipment	Quantity	Source Level @ 50 Feet (dBA)	Duty Cycle (Hours/Day)	Cumulative Noise Level @ 50 Feet (dBA)
Rock Drill	2	85	8	88.0
Hoe Ram	1	85	8	85.0
Cumulative Levels @ 50 Feet (dBA)				89.8
Distance To Property Line				275
Noise Reduction Due To Distance				-14.8
<b>NEAREST PROPERTY LINE NOISE LEVEL</b>				<b>75.0</b>

Blasting will occur on an as-needed basis across the site. Based on the site layout and separation from the nearest occupied property line, no blasting is anticipated within 400 feet of any occupied noise sensitive land uses as can be seen in Figure 3-A above. Therefore, no noise or vibration impacts are anticipated. The blasting contractor should conduct a pre-blast survey to determine if any sensitive uses need to be monitored during blasting operations.

In the unlikely event that all grading, drilling and blasting equipment is staged 400 feet of any occupied noise sensitive land use. The cumulative unshielded noise levels would still be below the 75 dBA threshold and no impacts are anticipated.

Additionally, the County Noise Ordinance Section 36.410, states that except for emergency work or work on a public road project, no person shall produce or cause to be produced an impulsive noise that exceeds the maximum sound level shown of 82 dBA (at residential uses), when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is received, for 25 percent of the minutes in the measurement period. The maximum sound level and uses are shown above in Table 36.410A as described in the County Zoning Ordinance.

The rock drills that will be utilized can produce impulsive noise. Based upon normal procedures the two rock drills are anticipated to be separated but working in the same area on the site. Rock drills can produce maximum noise levels (Lmax) of 87-91 dBA at a distance of 50 feet based on the orientation of the equipment (Source: Rancho Cielo Rock Drill Measurements, Ldn Consulting 2011). Typically, a rock drill is not continuously operating at full power; this is referred to as the usage factor. The usage factor is the percentage of time that a piece of construction equipment is operating at full power. Since the maximum noise level from a rock drill exceeds the County's maximum noise level threshold of 82 dBA the rock drills would need to be located 200 feet from the nearest occupied residential property line or only operate 25% of the hourly or daily duration (15 minutes of any hour and 2 hours of a 8 hour work day) when located within that distance.

As stated above, based on the site layout and separation from the nearest occupied property line, no blasting is anticipated within 400 feet of any occupied noise sensitive land use. Therefore, no impulsive noise impacts are anticipated. Blasting operations must comply with the County's Consolidated Fire Code (2011) Section 3301.2 of the establishing permitting and notification procedures.

#### Biological Impacts

In 1991, the U.S. Fish and Wildlife Service (USFWS) recommended that hourly noise levels not exceed 60 dBA Leq or ambient conditions, whichever is greater, to protect the California Gnatcatcher and other bird species. The County of San Diego has adopted this standard for all sensitive species.

If clearing, grubbing, and grading activities are proposed during the period of February 1 to August 31 of any year, and the Biological Monitor has determined that there are sensitive bird nests that may be affected by the construction activity noise levels, the following recommendations would apply: A County approved acoustical consultant shall perform noise measurements to assess the ambient noise levels in the absence of construction activities. The intent of these measurements is to establish baseline noise levels in the occupied habitat without construction. If the construction noise levels at nest sites during the breeding season are anticipated to exceed the 60 dBA Leq or ambient condition, whichever is higher, noise attenuation measures including, but not limited to, noise barriers and noise reducing features on construction equipment shall be implemented as necessary to maintain construction noise at acceptable levels at nest sites.

Periodic monitoring during the breeding season of noise levels at nest sites shall be performed to verify that construction noise levels are maintained at acceptable levels. The Project's Biological Monitor shall notify the County Department of Public Works Construction Inspector if noise



measurements exceed the standard at any nest. These recommendations should be placed on the face of the grading or improvement plans.

### 3.3 Construction Conclusions

If all the equipment was working in the same area, at a distance as close as 115 feet, the point source noise attenuation from the construction activities and the nearest property line is -7.2 dBA. This would result in an anticipated worst case eight-hour average combined noise level of less than 75 dBA at the property line. Additionally, the existing topography, over a fifty-foot hill is located between the equipment and the southern and eastern property lines. Additionally, the nearest residential uses located to the east are over 1,500 feet away and located more than 40 feet below the site blocking the line of sight to operations. Given this and the spatial separation of the equipment over the site, the noise levels from the grading are anticipated to comply with the County of San Diego's 75 dBA standard per Section 36.409 of the Noise Ordinance at all Project property lines.

Based on the unshielded 75 dBA Leq contours from the rock crusher, which extends 225 feet, the rock crushing operation would not exceed the County standard and no noise impacts will occur from any rock crushing activities.

Blasting will occur on an as-needed basis across the site. Based on the site layout and separation from the nearest occupied property line, no blasting is anticipated within 400 feet of any occupied noise sensitive land uses. Therefore, no noise or vibration impacts are anticipated. The blasting contractor should conduct a pre-blast survey to determine if any sensitive uses need to be monitored during blasting operations.

In the unlikely event that all grading, drilling and blasting equipment is staged 400 feet of any occupied noise sensitive land use. The cumulative unshielded noise levels would still be below the 75 dBA threshold and no impacts are anticipated.

In order to comply with the County's maximum impulsive noise level threshold of 82 dBA the rock drills would need to be located 200 feet from the nearest occupied residential property line. Since no blasting is anticipated within 400 feet of any occupied noise sensitive land use no impulsive noise impacts are anticipated. Blasting operations must comply with the County's Consolidated Fire Code (2011) Section 3301.2 of the establishing permitting and notification procedures.

If clearing, grubbing, and grading activities are proposed during the period of February 1 to August 31 of any year, and the Biological Monitor has determined that there are sensitive bird nests that may be affected by the construction activity noise levels, the following recommendations would apply: A County approved acoustical consultant shall perform noise measurements to assess the

ambient noise levels in the absence of construction activities. The intent of these measurements is to establish baseline noise levels in the occupied habitat without construction. If the construction noise levels at nest sites during the breeding season are anticipated to exceed the 60 dBA Leq or ambient condition, whichever is higher, noise attenuation measures including, but not limited to, noise barriers and noise reducing features on construction equipment shall be implemented as necessary to maintain construction noise at acceptable levels at nest sites.

Periodic monitoring during the breeding season of noise levels at nest sites shall be performed to verify that construction noise levels are maintained at acceptable levels. The Project's Biological Monitor shall notify the County Department of Public Works Construction Inspector if noise measurements exceed the standard at any nest. These recommendations should be placed on the face of the grading or improvement plans.

#### **4.0 SUMMARY OF PROJECT IMPACTS, MITIGATION & CONCLUSIONS**

- Operational Noise Analysis

Based on the noise levels, topography and the distances to the property lines the Project's related cumulative noise levels from the proposed recycling facility are anticipated to comply with the property line standards at all adjacent and surrounding land uses. No impacts are anticipated and no mitigation is required. Additionally, the parcel created, due to the proposed boundary adjustment, located between the habitat area to the east and the residences to the south cannot be developed according to the Project's Plat Map. The operational activities are located at least 350 feet from the habitat area to the west and a minimum of 465 feet from the residences to the south. At these distances, the noise levels would be at or below 60 dBA at the habitat and 57.5 dBA at the residences. Therefore, no restrictions on the placement or location of the operational equipment are required.

- Construction Noise Analysis

If all the equipment was working in the same area, at a distance as close as 115 feet, the point source noise attenuation from the construction activities and the nearest property line is -7.2 dBA. This would result in an anticipated worst case eight-hour average combined noise level of less than 75 dBA at the property line. Additionally, the existing topography, over a fifty-foot hill is located between the equipment and the southern and eastern property lines. Additionally, the nearest residential uses located to the east are over 1,500 feet away and located more than 40 feet below the site blocking the line of sight to operations. Given this and the spatial separation of the equipment over the site, the noise levels from the grading are anticipated to comply with the County of San Diego's 75 dBA standard per Section 36.409 of the Noise Ordinance at all Project property lines.

Based on the unshielded 75 dBA Leq contours from the rock crusher, which extends 225 feet, the rock crushing operation would not exceed the County standard and no noise impacts will occur from any rock crushing activities.

Blasting will occur on an as-needed basis across the site. Based on the site layout and separation from the nearest occupied property line, no blasting is anticipated within 400 feet of any occupied noise sensitive land uses. Therefore, no noise or vibration impacts are anticipated. The blasting contractor should conduct a pre-blast survey to determine if any sensitive uses need to be monitored during blasting operations.

In the unlikely event that all grading, drilling and blasting equipment is staged 400 feet of any occupied noise sensitive land use. The cumulative unshielded noise levels would still be below the



75 dBA threshold and no impacts are anticipated.

In order to comply with the County's maximum impulsive noise level threshold of 82 dBA the rock drills would need to be located 200 feet from the nearest occupied residential property line. Since no blasting is anticipated within 400 feet of any occupied noise sensitive land use no impulsive noise impacts are anticipated. Blasting operations must comply with the County's Consolidated Fire Code (2011) Section 3301.2 of the establishing permitting and notification procedures.

If clearing, grubbing, and grading activities are proposed during the period of February 1 to August 31 of any year, and the Biological Monitor has determined that there are sensitive bird nests that may be affected by the construction activity noise levels, the following recommendations would apply: A County approved acoustical consultant shall perform noise measurements to assess the ambient noise levels in the absence of construction activities. The intent of these measurements is to establish baseline noise levels in the occupied habitat without construction. If the construction noise levels at nest sites during the breeding season are anticipated to exceed the 60 dBA Leq or ambient condition, whichever is higher, noise attenuation measures including, but not limited to, noise barriers and noise reducing features on construction equipment shall be implemented as necessary to maintain construction noise at acceptable levels at nest sites.

Periodic monitoring during the breeding season of noise levels at nest sites shall be performed to verify that construction noise levels are maintained at acceptable levels. The Project's Biological Monitor shall notify the County Department of Public Works Construction Inspector if noise measurements exceed the standard at any nest. These recommendations should be placed on the face of the grading or improvement plans.

## 5.0 CERTIFICATIONS

---

The contents of this report represent an accurate depiction of the existing and future acoustical environment and impacts within the proposed North County Environmental Resources Recycling Center project development. The report was prepared by Jeremy Loudon; a County approved CEQA Consultant for Acoustics.

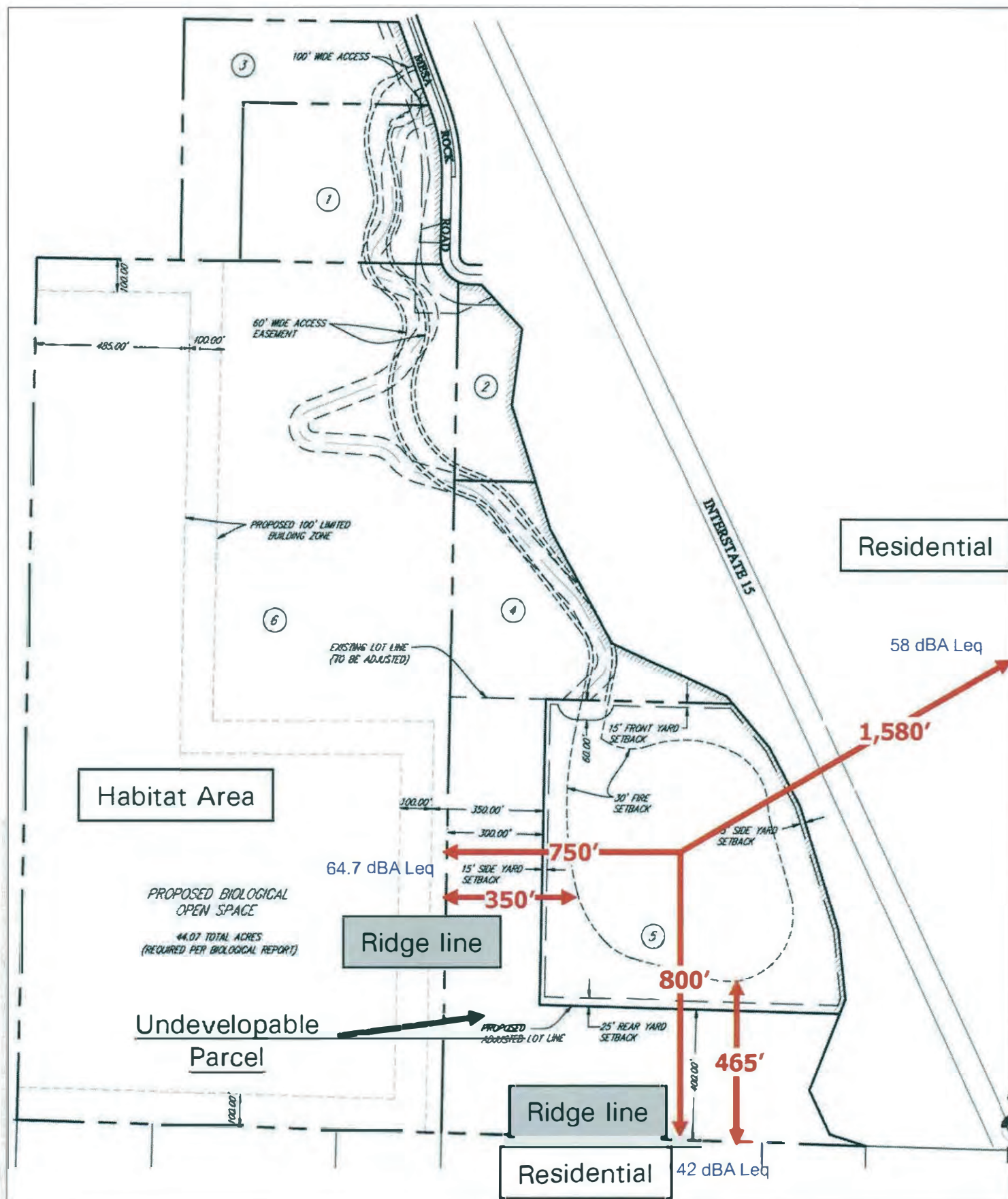
### **DRAFT**

Jeremy Loudon, Principal  
Ldn Consulting, Inc.  
jloudon@ldnconsulting.net  
760-473-1253

Date May 21, 2013

**ATTACHMENT B**  
**Operational Noise Calculations**





SOURCE: Ldn Consulting Inc. 2013

ATTACHMENT A - SHIELDING ATTENUATION CALCULATIONS: RAY-TRACE PROGRAM (FOR A POINT-SOURCE)

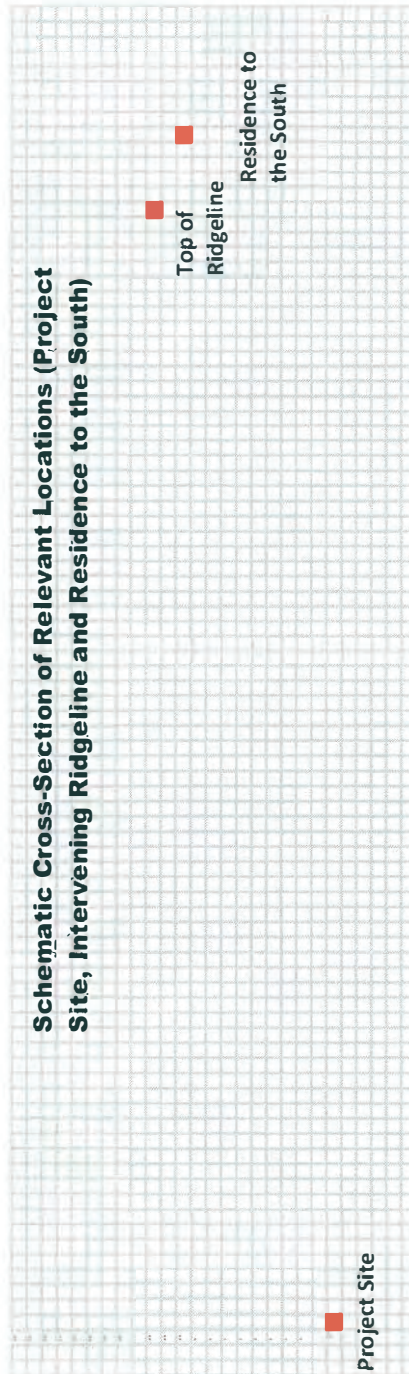
Uses the Equation:  $(A_{ed})_{point} = 20 \log[(2 \pi \pi N)^{1/2} / (\tanh(2 \pi \pi N)^{1/2})] + 54 \text{ dB}$   
 (Ref. Pg.174, Noise and Vibration Control, L.L. Beranek Editor, 1971 Ed.

Project: NCER Hilltop Recycling  
 Date: 13-Dec-17  
 By: MG

Please Enter: Using English (E) units

E

Ray Trace Number/Descr iption	Source- Receiver Distance (ft. or m)	Source Base Elev. (ft. or m)	Source Height above Ground	Receiver Base Elev. (ft. or m)	Receiver Height above Ground	Horizontal Barrier Dist. (in ref. to	Barrier Base Elev. (ft. or m)	Barrier Height (ft. or m)	Dominant Freq.(Hz)	Source- Rcvr Straight Line Dist.	Source- Top-of- Barrier Dist.	Receiver- Top-of- Barrier Dist.	Lambda	N <sub>max</sub>	AE <sub>(barriers)</sub> (dB)
Project Site / Rcvr to South	800.0	1000.0	5.0	1100.0	5.0	750.0	1130.0	0.0	500.0	806.2	760.3	55.9	2.3	8.9	22.5



# Attachment "C" to Appeal Application



**NORTH COUNTY**

## Controversial North County Recycling Facility Moves Forward Despite Community's Objections

NBC 7 Investigates found a member of the family behind the project has been convicted of violating environmental protection laws, and that family members have contributed thousands of dollars to county elections.

By Tom Jones, Dorian Hargrove and Alexis Rivas • Published June 26, 2020 • Updated on June 26, 2020 at 8:17 pm





SHARE



A company with ties to a portable toilet company that unlawfully discharged thousands of gallons of waste into municipal sewer systems across Southern California is again at the center of controversy as it prepares to build a massive recycling project near communities in Escondido.

Community members living near the proposed site of the North County Environmental Resources (NCER) say the county of San Diego has allowed the developer to skirt environmental reviews, potentially placing their health and safety at risk.

### The Project

The Hilltop Group Incorporated is proposing to build the North County Environmental Resources, a 139-acre recycling facility on Mesa Rock Road. If approved, the facility would process and recycle up to 174 tons per day of wood from construction debris and trees into mulch, as well as recycling concrete, asphalt, and other construction material.





SHARE



NBC 7 drone video captured the site of the proposed recycling facility along Mesa Rock Road in Escondido, California.

The company has looked to develop the site near Twin Oaks in Escondido since the mid-2000s. In 2008, the company proposed building a large-scale nursery at the location.

According to a report from the San Diego County Zoning Administrator, shortly after submitting the proposal, Hilltop Group began conducting unpermitted grading on the site. Then in 2012, nearly a year after the county agreed to change the land use designation from residential to industrial, representatives from Hilltop Group returned with a new proposal to build the recycling center. In 2014, the county's Planning and Development Services Department said the recycling facility would require a full environmental impact report.

Then, five years later in 2019, staff with the County PDS Department changed course and announced the project qualified for a less extensive environmental review since it was consistent with the county's General Use Plan approved by supervisors, despite objections from community members and the neighboring city of Escondido.

According to figures obtained by NBC 7 Investigates, only 3 percent, or 13 out of approximately 3,900 projects submitted to the County's PDS department, has been approved for this kind of exemption in the last five years.





SHARE

have an adverse effect on air quality and could present fire hazards in an already fire-prone area.

But that is not all. Residents also worry the owners of Hilltop's parent company, the De Jong family, may not prioritize protecting the environment, resulting in even more risks.

### De Jong Family History

The De Jong family made headlines in 2017 after Arie "Eric" De Jong III, the son of the recycling center facility's founder, was named in a [May 24, 2017, criminal indictment](#) over his business' involvement with another company in an illegal dumping scheme.

De Jong III and another executive of the family-owned Diamond Environmental Services were charged with numerous violations of the Clean Water Act. A grand jury found sufficient evidence that during a span of four years, workers for Diamond Environmental, which ran a large portable toilet company, illegally dumped hundreds of truckloads of hazardous waste into municipal sewer systems across southern California.



*A photo from Diamond Environmental Service's website from 2016, according to internet archives.*

The two pleaded guilty to a felony conspiracy charge and were sentenced to five months in prison, three years of probation, and were required to pay more than \$2 million in restitution payments to cities where the dumping had occurred.

An attorney representing Eric De Jong III in his criminal case would not comment on the conviction but told NBC 7 his client has "no involvement" with Hilltop Group's recycling facility project.

NBC 7 found that [business licenses for Hilltop Group Inc.](#) share the same address for Diamond Environmental Services' headquarters in San Marcos.

Neighbors living near the proposed recycling plant fear the history of environmental violations will follow De Jong's move into their community, and their close ties to elected officials could influence potential

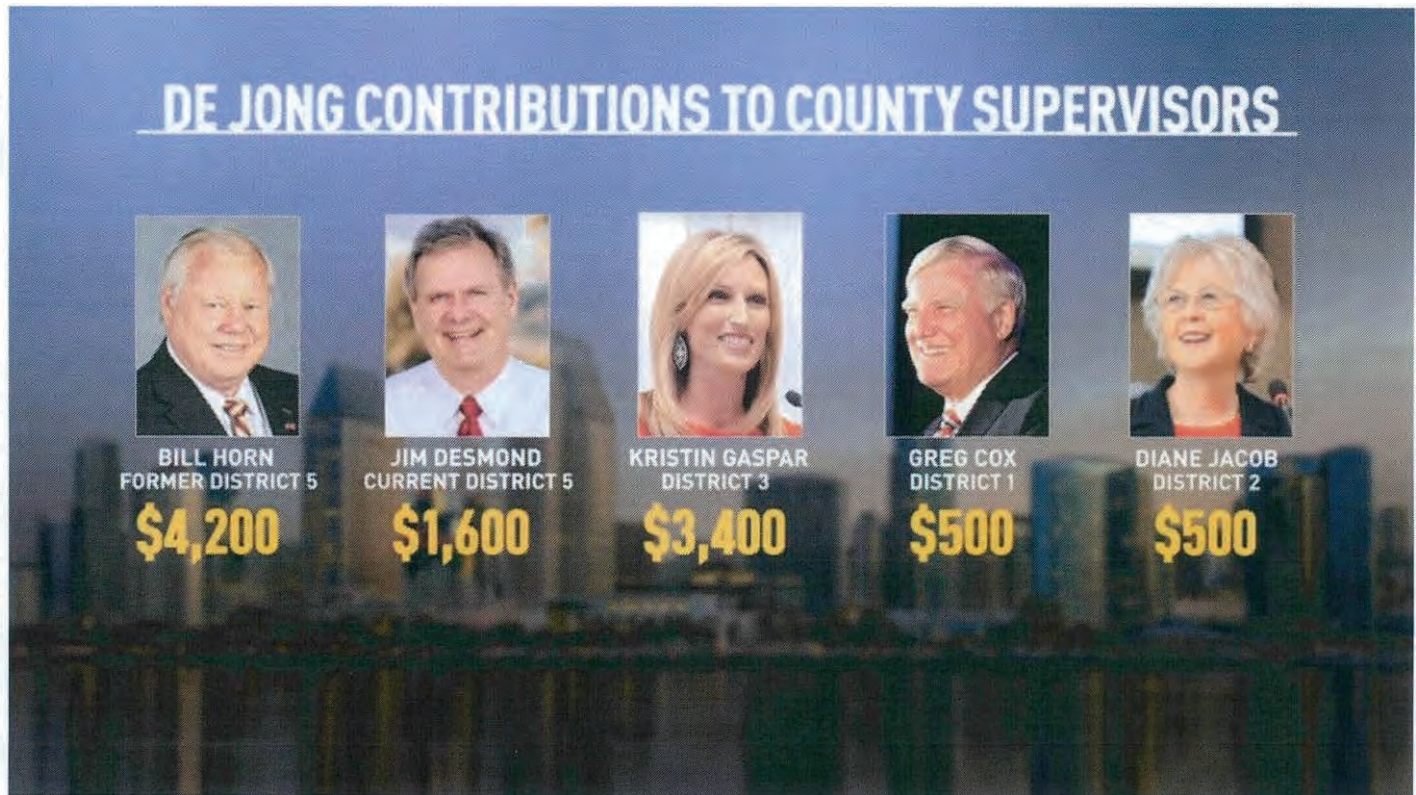




SHARE

## De Jong's Political Ties

NBC 7 Investigates found in the last five years, De Jong family members have contributed more than \$22,000 to local campaigns, including four out of five sitting county supervisors, a former San Diego County supervisor, and two Directors for the Vallecitos Water District.



Contribution figures come from records with the San Diego County Registrar of Voters from 2008 through 2020 campaign disclosure filings.

An additional \$15,250 was contributed to the campaigns of two directors for the Vallecitos Water District.

NBC 7 has made repeated attempts to contact Hilltop Group Inc., and the De Jong family with questions surrounding political contributions, and the Diamond Environmental Services indictment. None of our calls were returned, however, a person who answered the phone at Hilltop Group Inc. acknowledged that the messages had been received.

The project has not yet made its way to the county supervisors for approval, and may not unless residents appeal the planning department's decision. If it does wind up on the board's agenda, residents in the Twin



from prioritizing protections for the environment.

When asked about fears that the campaign contributions may have an effect on any votes related to the project, a spokesperson for District 5 Supervisor Jim Desmond, who serves the district where the recycling facility is located, told NBC 7, "If this project comes before the Board of Supervisors, Desmond will weigh all input before making an informed decision."

Supervisor Cox told us, "This project has not come before the Board of Supervisors so I haven't even seen the details of this proposal yet. As with all land-use decisions, I will be guided by the specifics of the proposal, the report from staff, and input from the public and my colleagues on the Board."

"I carefully evaluate any project that comes before the board, and have a staunch track record of listening to residents and the local planning group in an effort to preserve community character," said Supervisor Jacob. "In my 28 years as a county supervisor, I have never allowed a campaign contribution to factor into a vote – and I'm not about to now."

Supervisor Gaspar and former Supervisor Horn did not respond to our questions.

## The Hearing

On Thursday, June 25, neighbors voiced their concerns during a procedural hearing by the San Diego County's Zoning Administrator.

"I wish I could stand and speak to you face to face. Since I can't, consider the words and concern of this 81-year-old lady," said Sylvia Wacknitz, fighting back tears. "Please consider the people who live in this area."

Wacknitz and other community members considered the meeting "their last chance" to raise objections to a project that they say could potentially endanger their health.

"Approving such a project without more conclusive research is putting human life at risk," community member Christy Borne said during Thursday's public comment.

Denice Riddle moved to her "forever home" in the Twin Oaks community back in June 2018 with her husband, mother-in-law, and pet chihuahua.



SHARE

"Me and my mother-in-law are severely asthmatic," Riddle told NBC 7. "I can't breathe, it's a struggle for me to even talk...it's like an elephant sitting on my chest."

That's why when she learned of Hilltop Group's recycling facility, and the facility's plan to grind down materials, potentially leading to airborne particles less than a mile away from her new home, she was concerned.

"We love our home but I don't know if I would have bought it knowing all that," Riddle said.



Denise Riddle and her mother-in-law are severely asthmatic and have four inhalers and a nebulizer between them. They live within a mile of the proposed recycling facility.

"I implore the zoning administrator not to accept the report," resident Tim Kennedy told the Zoning Administrator.

At the hearing, an attorney representing Hilltop Group Inc. said even though it was granted an exemption from a thorough environmental review, it has performed a wide variety of studies to evaluate the community's concerns.



been studying this for a decade.

After the hearing, Hubbard told NBC 7 he could not comment on the Diamond Environmental Services indictment or campaign contributions, but that the De Jong family has thoroughly reviewed any potential threat of the recycling facility to the environment.

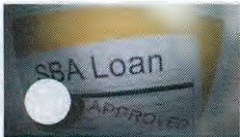
By the meeting's end, the Zoning Administrator in the county's Planning and Development Services approved the project's environmental review exemption. In the coming weeks, the county's Planning and Development Services Director will issue a final decision on the project. Residents will then have their opportunity to appeal the county's decision.

The attorney for Hilltop Group Inc. says the community's concerns have been addressed.

"I understand people don't love the idea of any industrial facility of any kind in their neighborhood, but they need to recognize that we have looked at every issue, tested every impact, and they don't rise to the level of significance," Hubbard said.

"I hope after this project is approved, the community will see my clients will be good neighbors and prove that the community's fears, though founded in their hearts, are not going to be realized."

### More From NBC 7 Investigates:



JUN 23

Uncharted Territory: County Charter Schools Take \$15.8M in Federal Small Biz Loans



JUN 22

City Seeks to Prevent Release of Body-Cam Footage of 18-Year-Old YouTube Star Who Later Killed a Mother and Daughter

This article tagged under:

**NORTH COUNTY • SAN DIEGO COUNTY • CONTROVERSIAL RECYCLING FACILITY • DE JONG FAMILY • ESCONDIDO RECYCLING FACILITY**



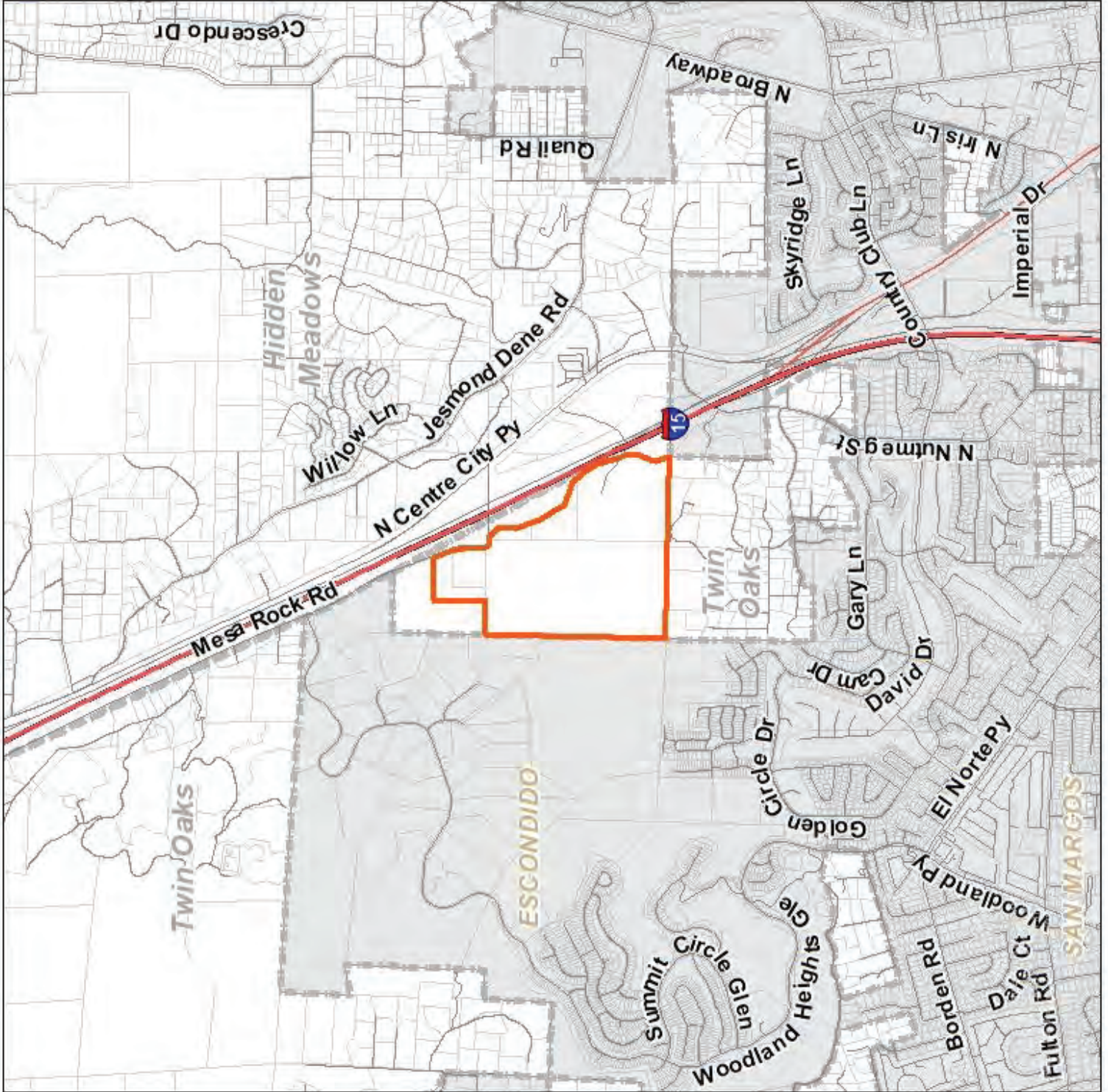
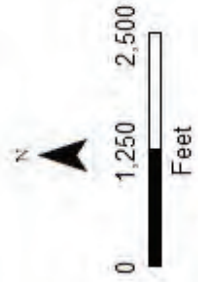
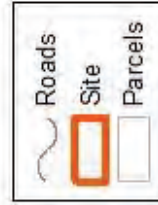
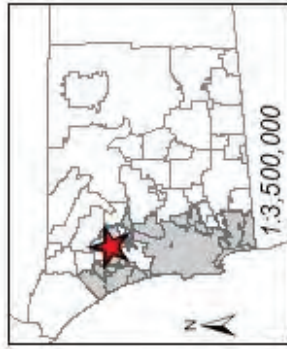


## Attachment B – Planning Documentation

North County  
Environmental Resources  
PDS2008-3500-08-015

Vicinity Map

North County Metro  
Subregional Plan Area



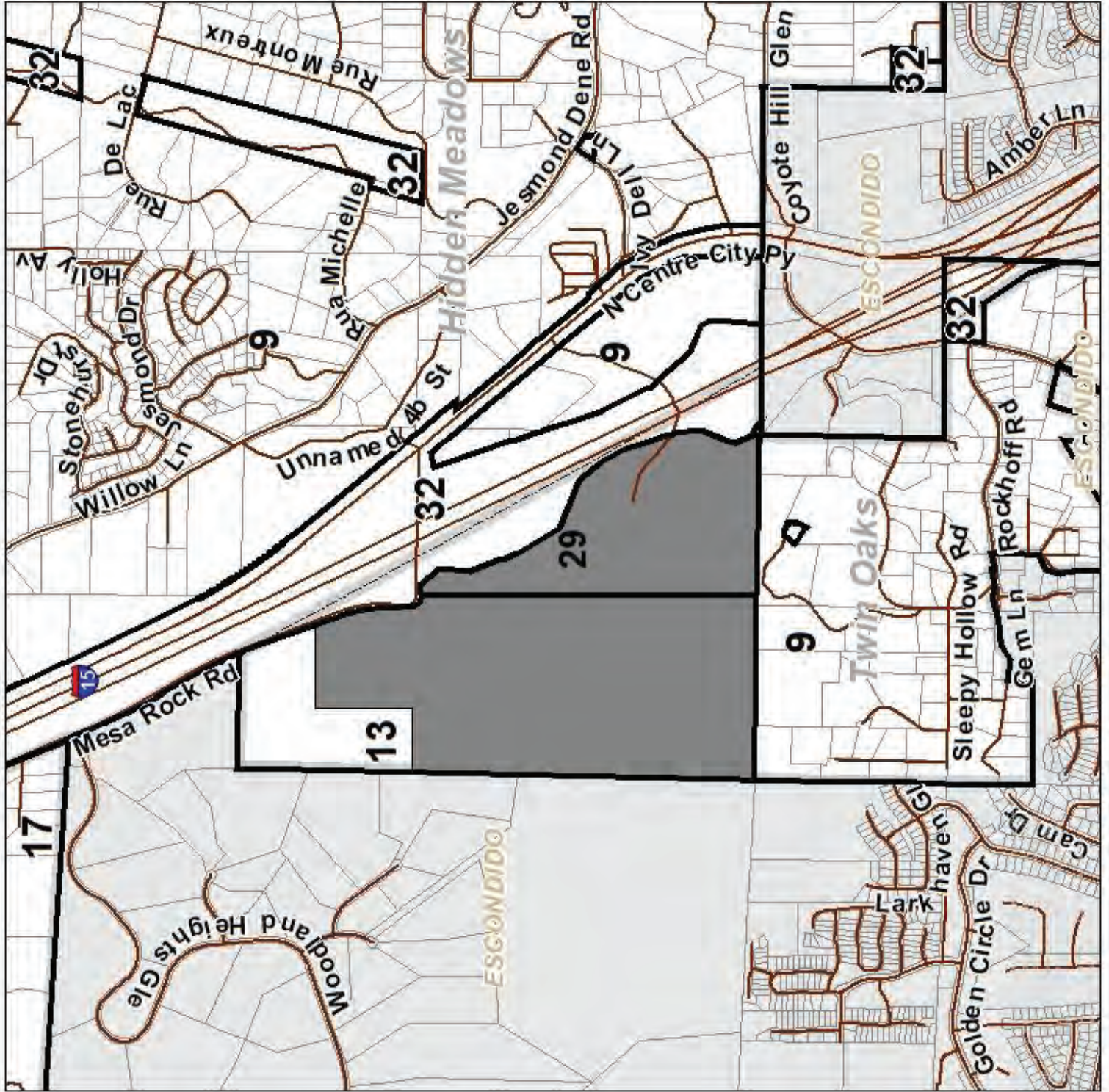
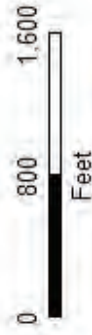
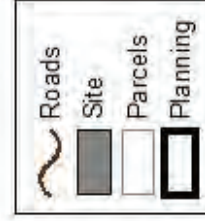


North County  
Environmental Resources  
PDS2008-3500-08-015

General Plan

North County Metro  
Subregional Plan Area

- (2) Village Residential (VR-24)
- (7) Village Residential (VR-2.9)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (22) Specific Plan Area
- (29) High Impact Industrial
- (32) Public/Semi-Public Facilities
- (37) Open Space (Conservation)



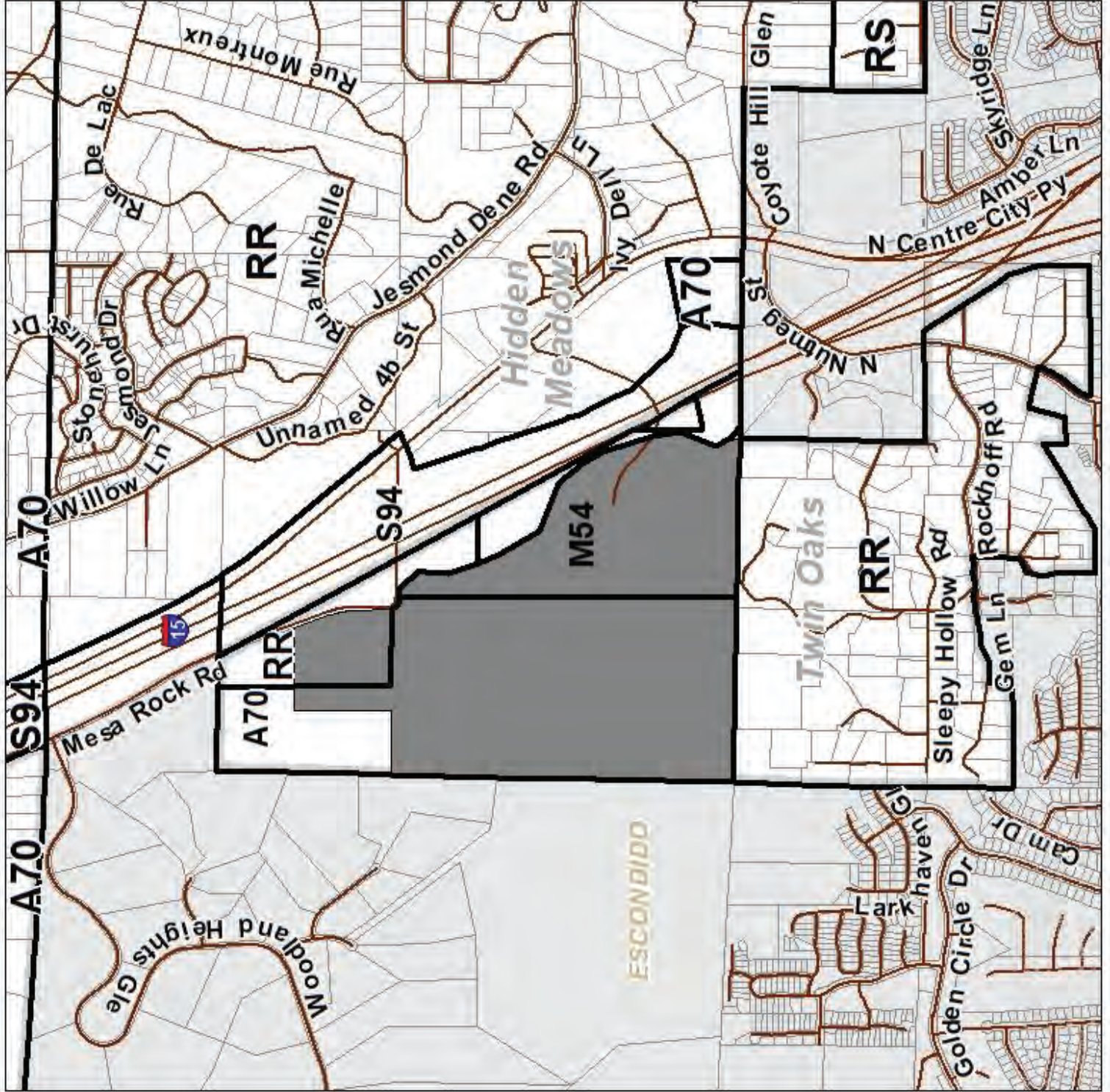
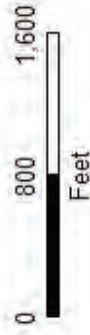
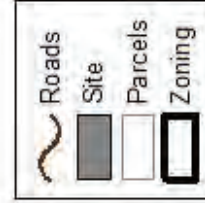


North County  
Environmental Resources  
PDS2008-3500-08-015

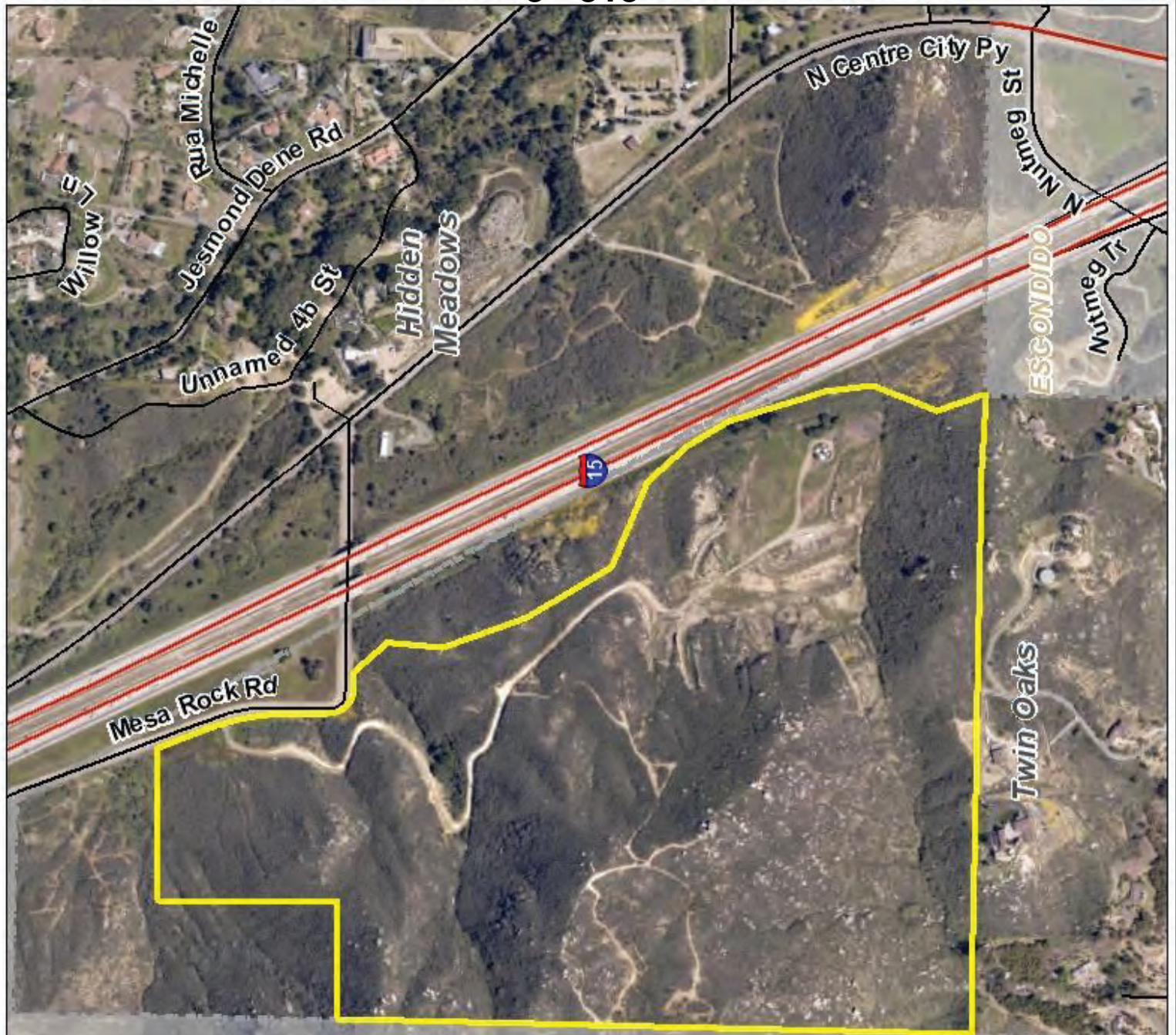
Zoning

North County Metro  
Subregional Plan Area

- A70 - Limited Agricultural
- M54 - General Impact Industrial
- RR - Rural Residential
- RS - Single Family Residential
- S80 - Open Space
- S88 - Specific Planning Area
- S94 - Transportation/Utility Corridor







**North County  
Environmental Resources**

**PDS2008-3500-08-015**

North County Metro Subregional Plan Area

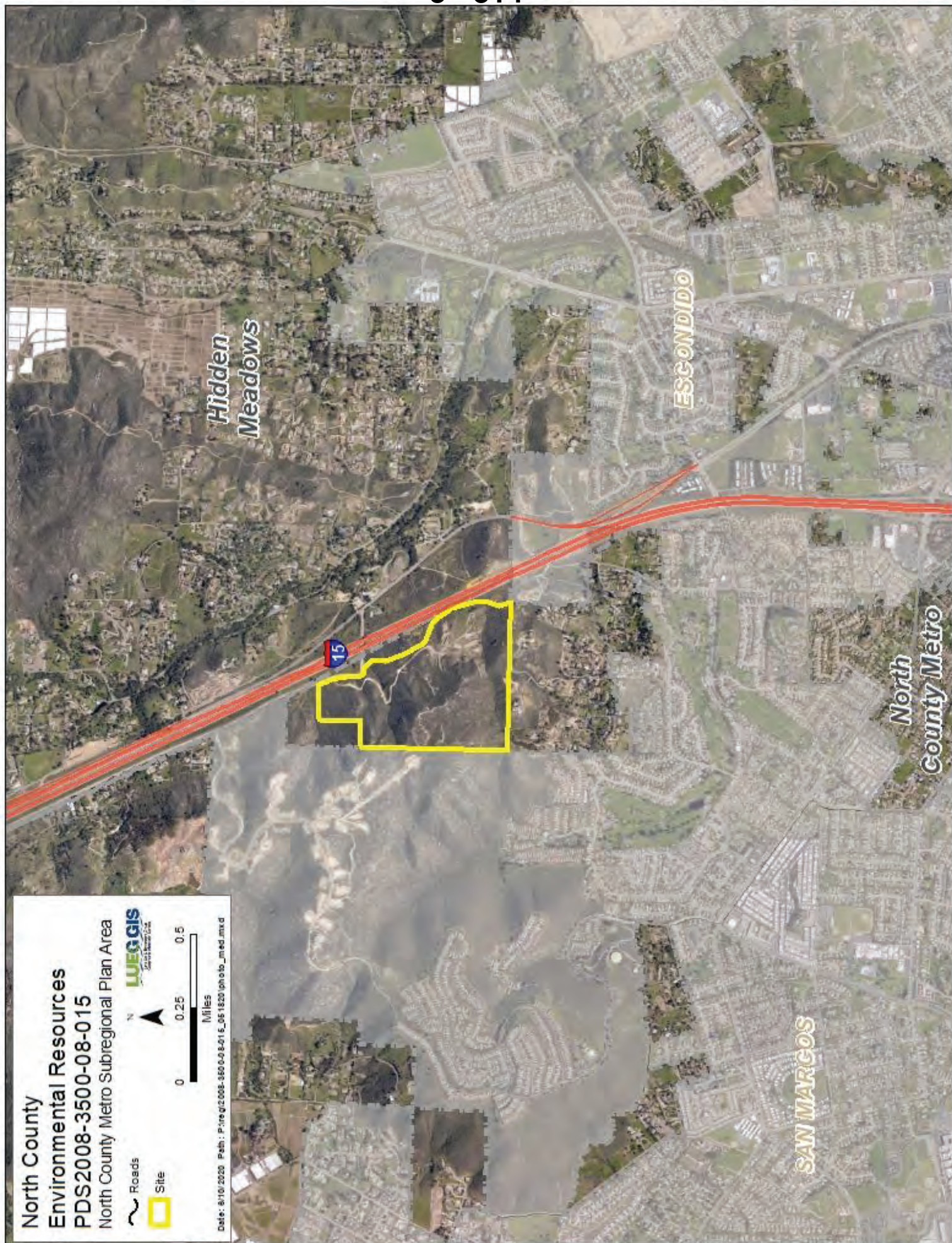


Date: 8/10/2020 Path: P:\reg\2008-3500-08-015\_081820 photo\_jg.mxd

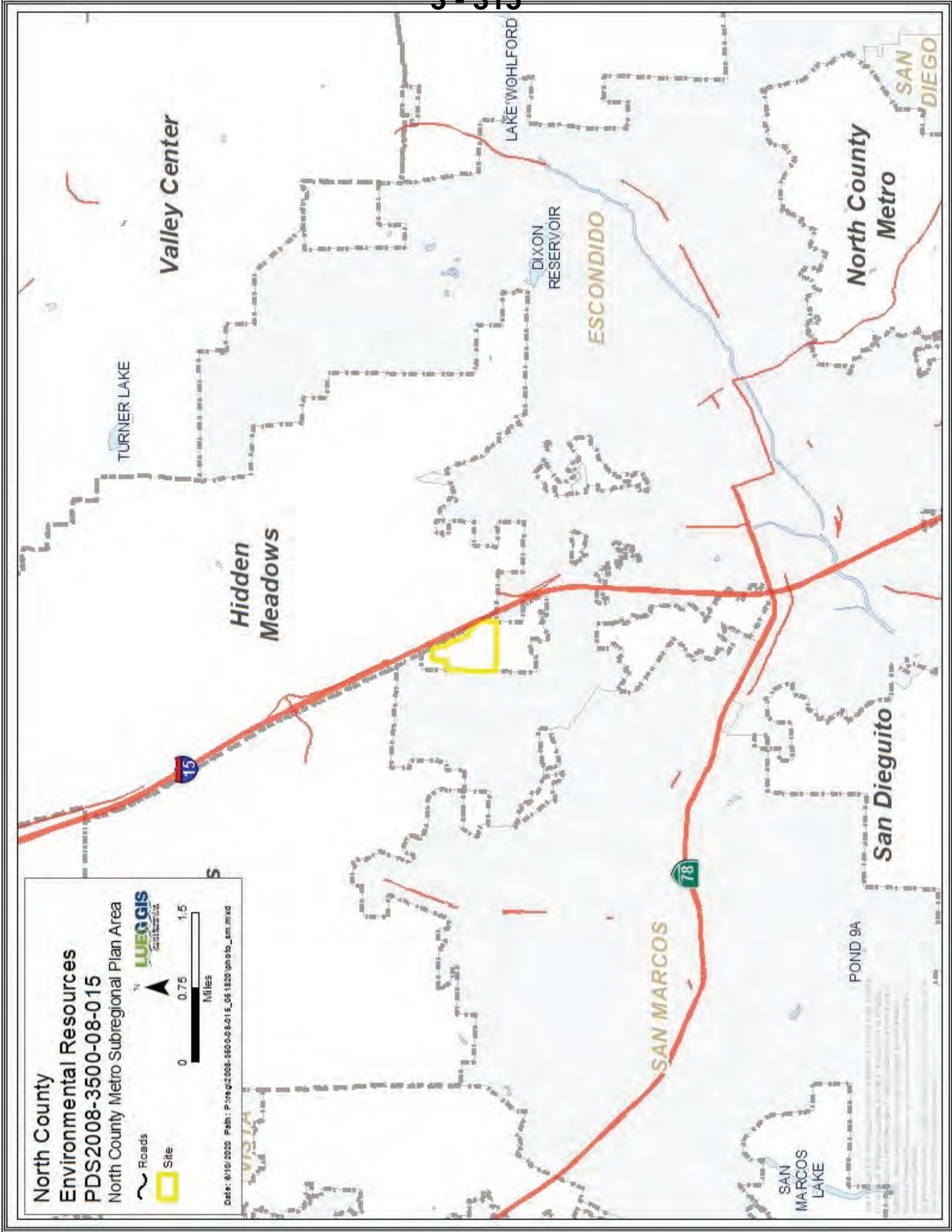
ESCONDIDO

Medina Glen  
Muirfield Glen









**North County  
Environmental Resources**

**PDS2008-3500-08-015**

North County Metro Subregional Plan Area

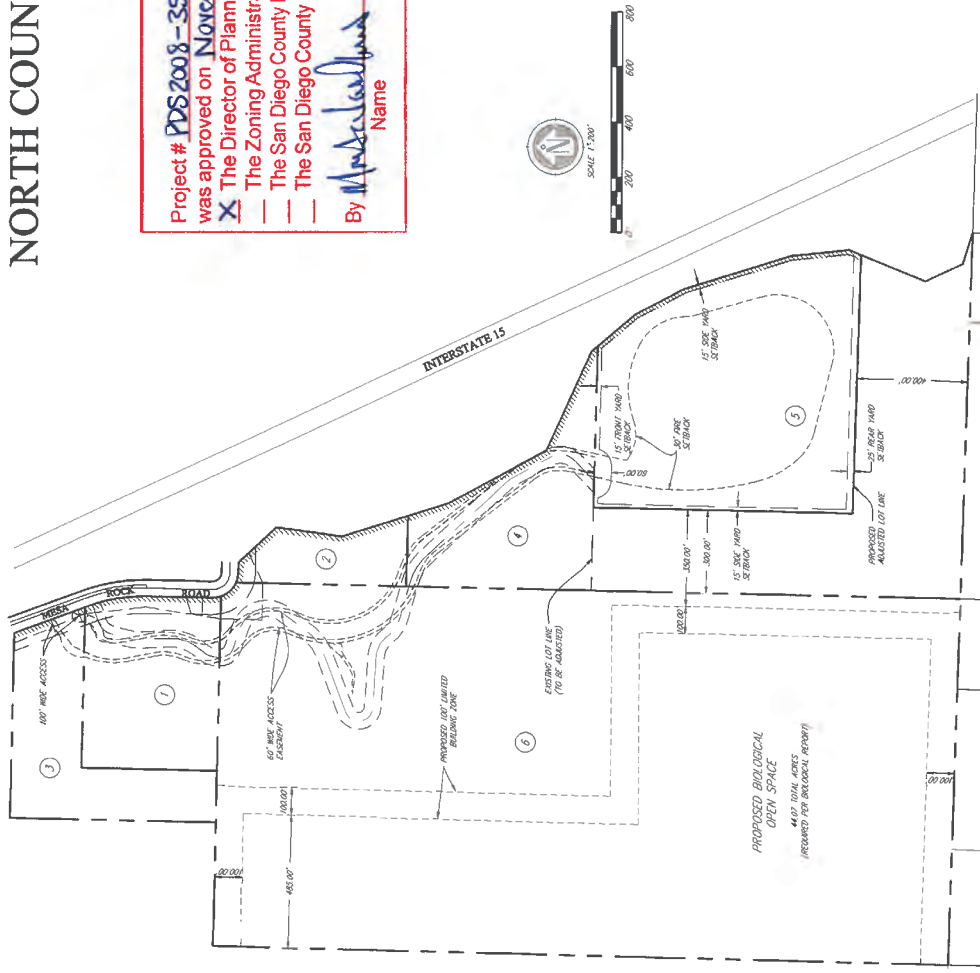
Roads  
 Site



Date: 8/10/2020 Path: P:\reg\2008-3500-08-015\_081820 photo\_cm.mxd

NORTH COUNTY ENVIRONMENTAL RESOURCES

By M. Subashan Director  
Name Title



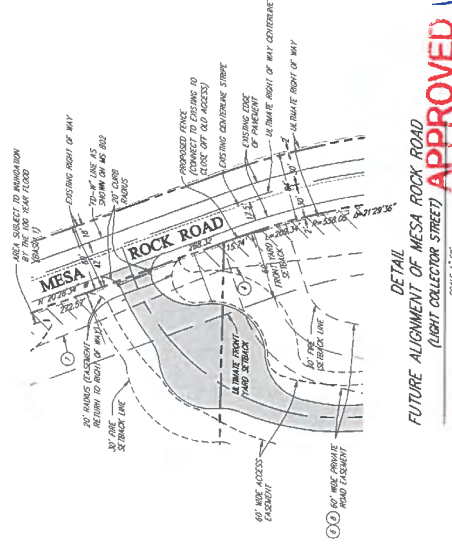
**EXCEL**  
**ENGINEERING**  
LAND PLANNING • SURVEYING • ENGINEERING  
1405 STATE ROAD, FORT WORTH, TX 76103  
PH (800) 445-5444 TX (817) 735-9510

**Hilltop** Group, Inc.

807 East Mission Road  
San Marcos, CA 92069  
760-744-9040







9"36"

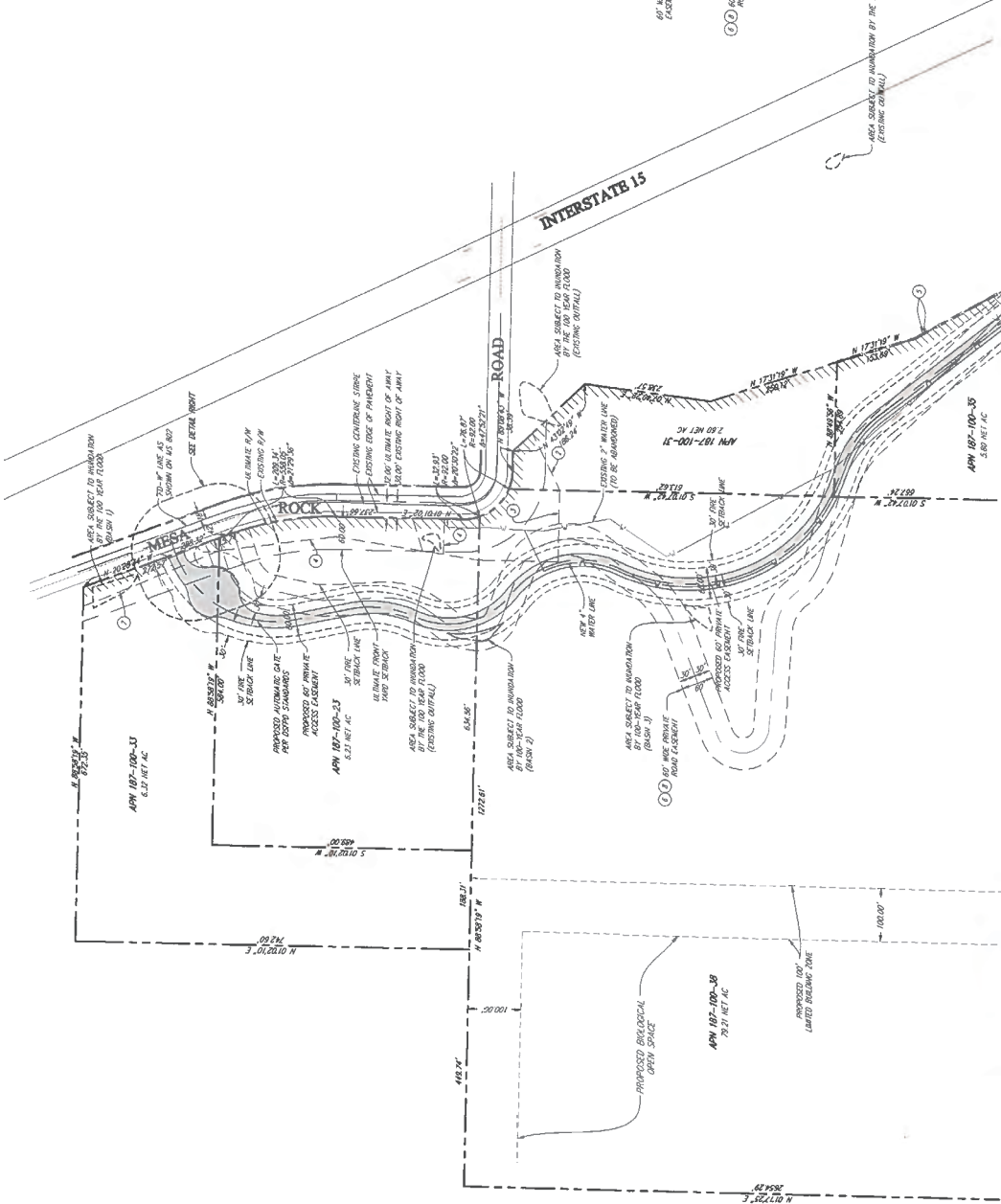
DETAIL  
FUTURE ALIGNMENT OF MESA ROCK ROAD  
(LIGHT COLLECTOR STREET) APPF

NOV 03 2020  
PLANNING AND DEVELOPMENT  
SERVICES

**PRIVATE CONTRACT**

SHEET <u>2</u>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS <u>4</u>
----------------	---	-----------------

PLOT PLAN FOR:  
**NORTH COUNTY ENVIRONMENTAL RESOURCES**



SEE SHEET 2

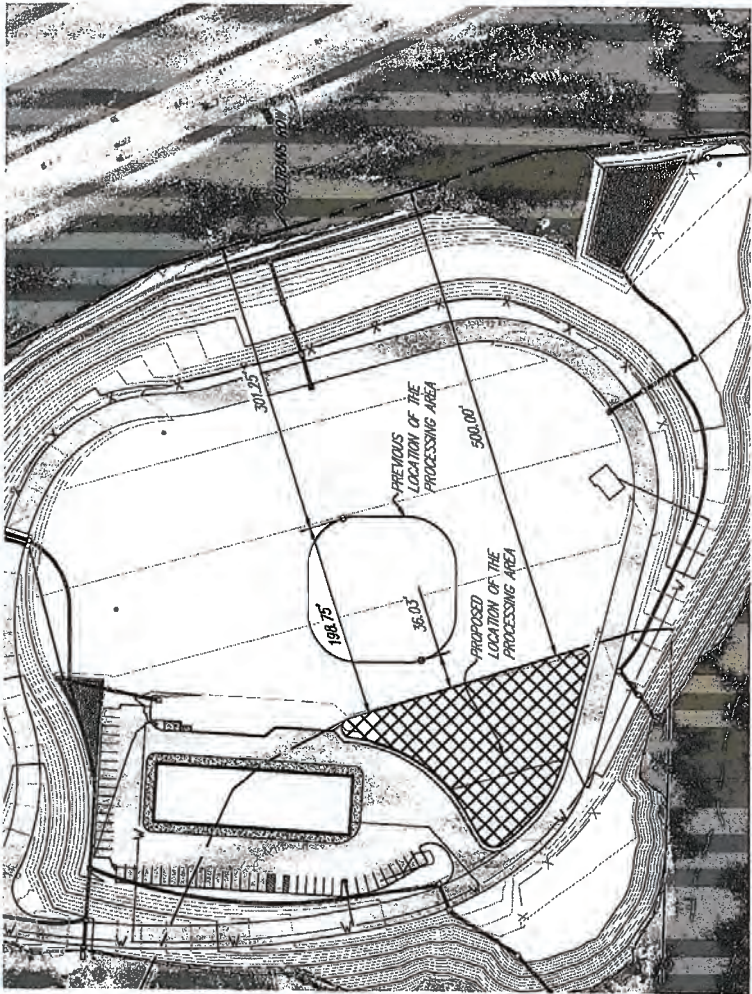
**EXCEL**  
 LOW FLOOR CHAIRLIFT SERVICE  
 200 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 303-733-4477 FAX 303-733-4480



APPROVED  
NOV 03 2020  
PLANNING AND DEVELOPMENT  
SERVICES

PROCESSING AREA RELOCATION  
SAJE COMPLEX

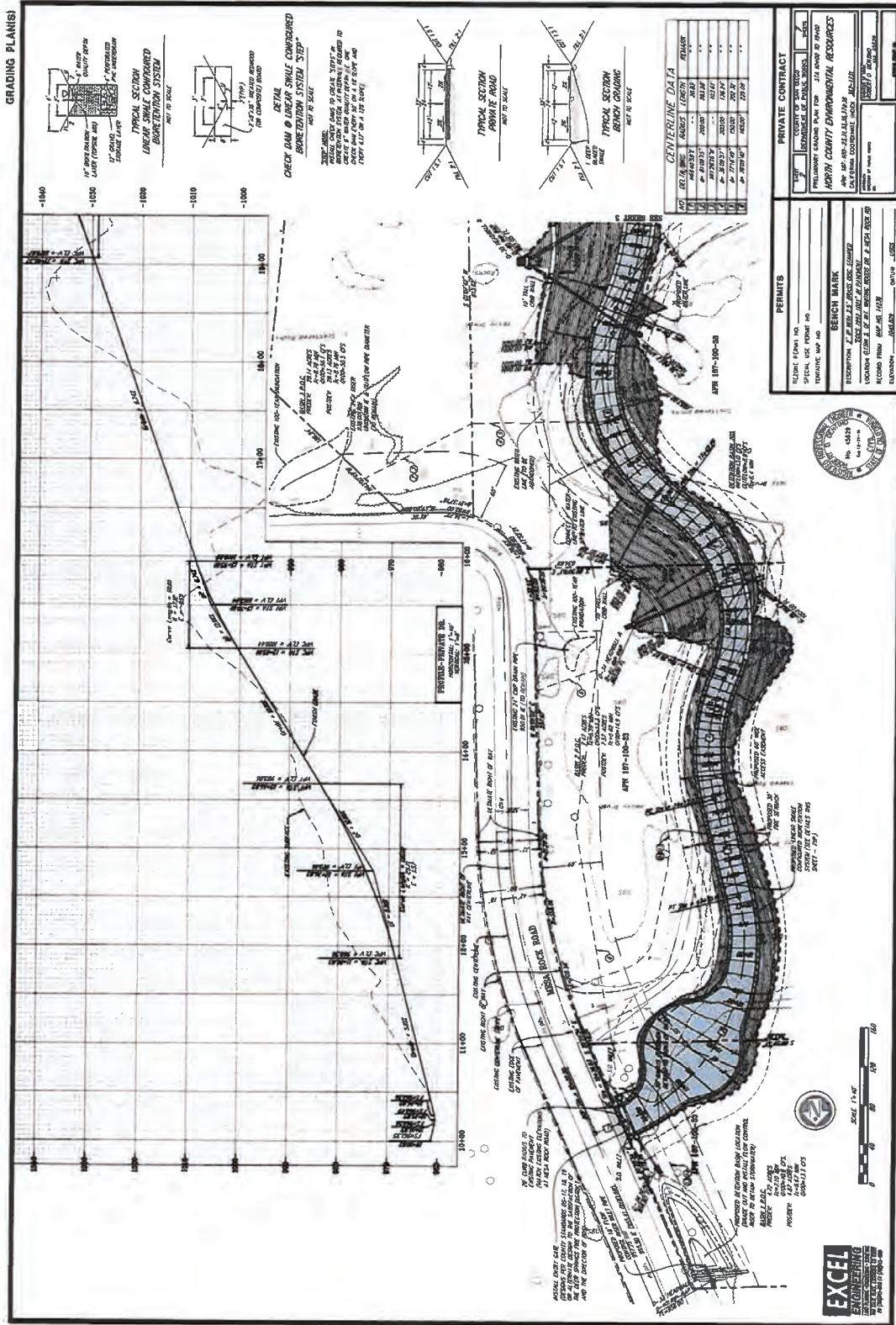
PLAN  
SHEET 1 OF 1 SHEET



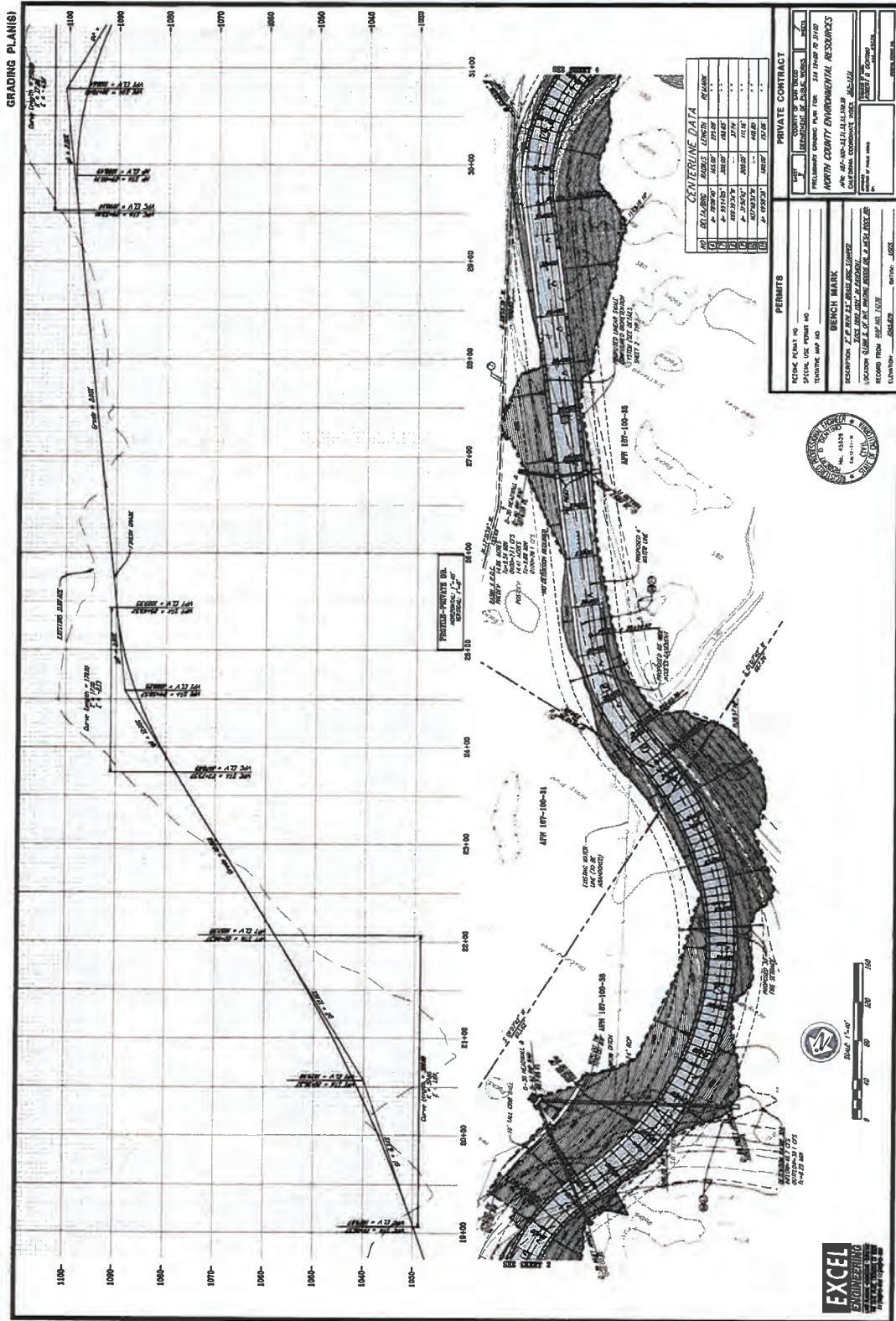




APPROVED  
NOV 03 2020  
PLANNING AND DEVELOPMENT  
SERVICES







APPROVED

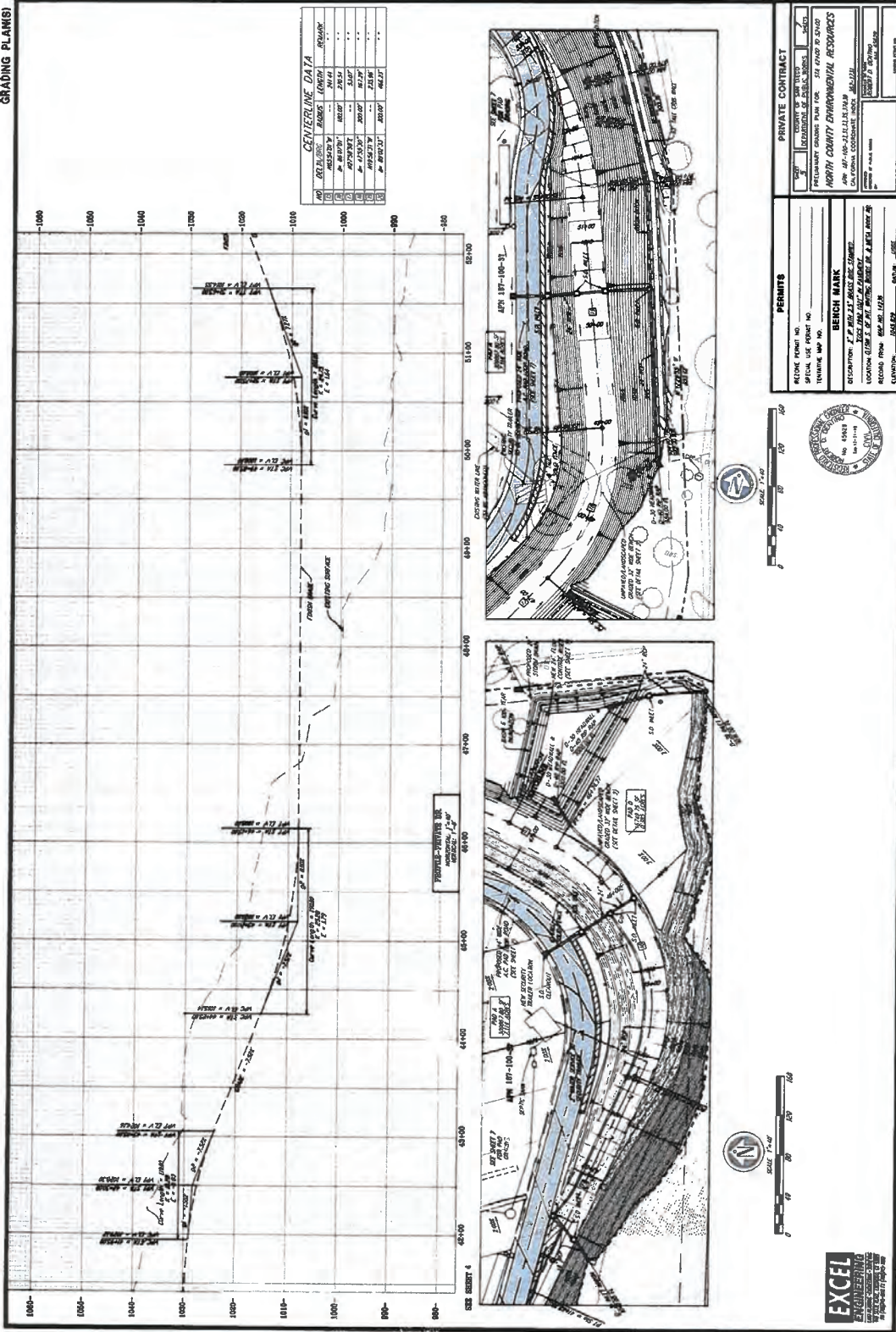
NOV 03 2020

PLANNING AND DEVELOPMENT SERVICES





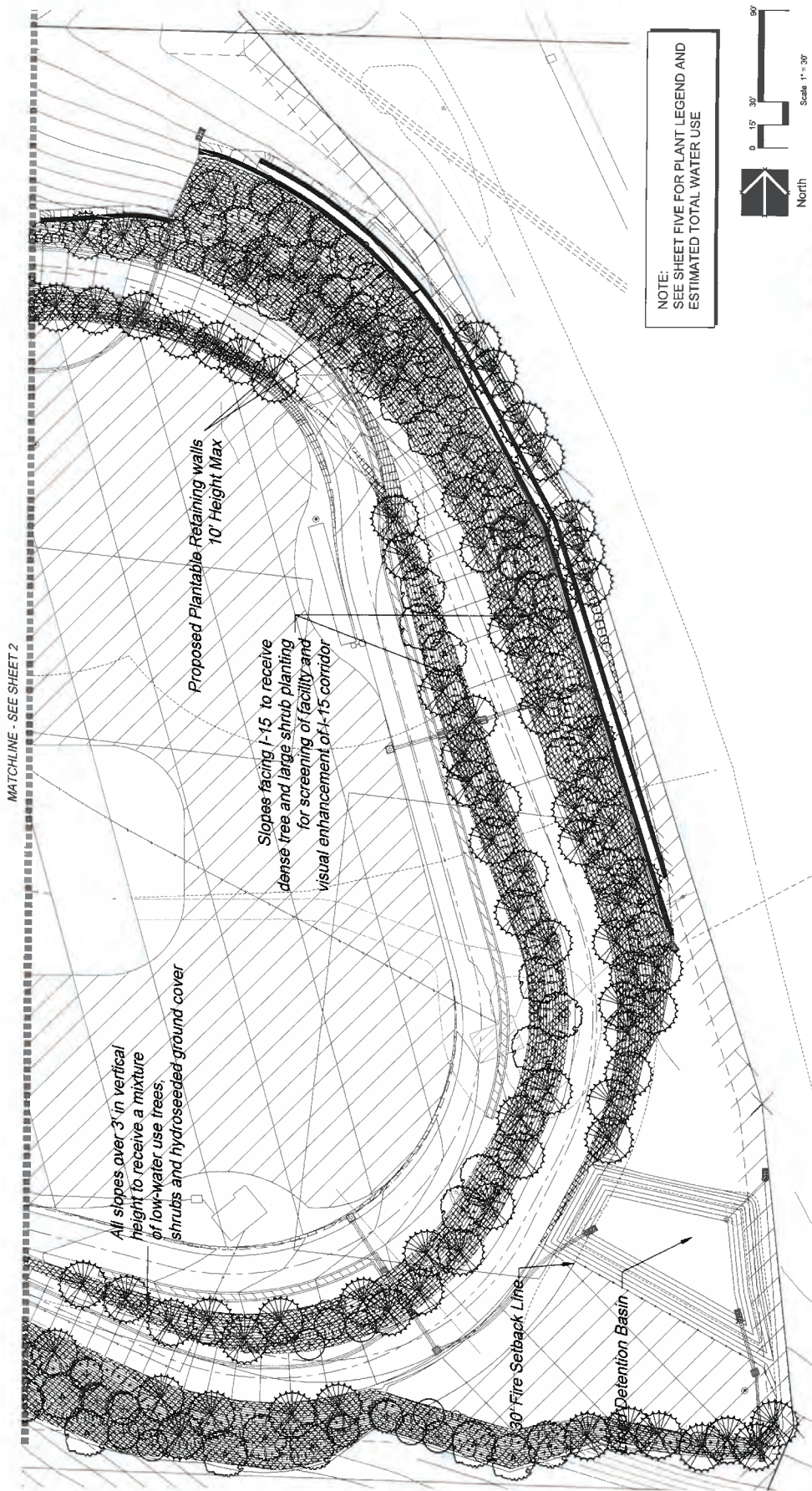
GRADING PLANS



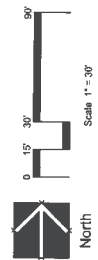
APPROVED  
NOV 03 2023  
PLANNING AND DEVELOPMENT  
SERVICES



# Landscape Concept Plan



NOTE:  
SEE SHEET FIVE FOR PLANT LEGEND AND  
ESTIMATED TOTAL WATER USE



**APPROVED**  
**NOV 03 2020**  
**HOWARD ASSOCIATES**  
Landscaping architecture  
2442 Second Avenue San Diego, CA 92101  
619 718 9660  
**PLANNING AND DEVELOPMENT SERVICES**

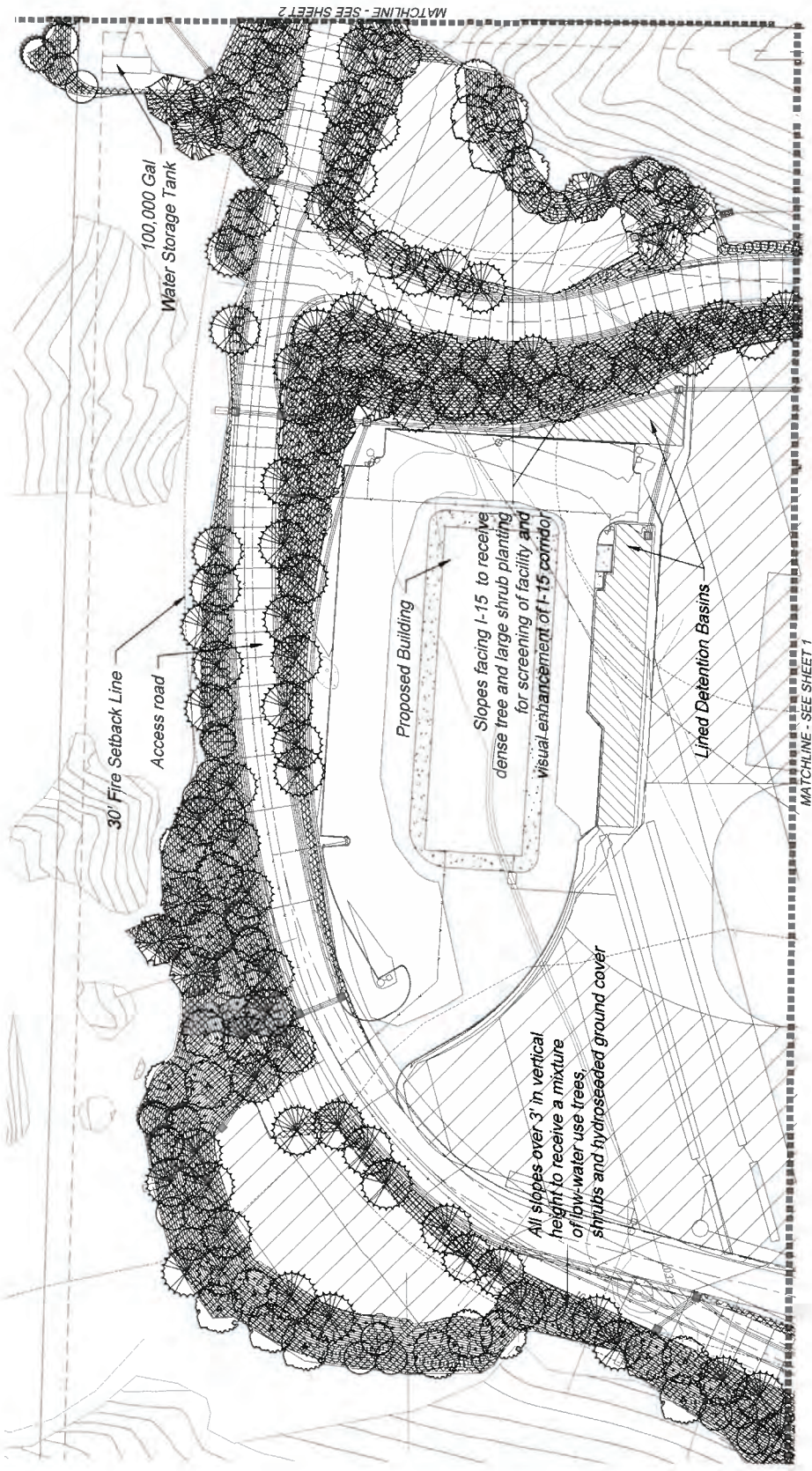
Sheet 1 of 5

12/14/2012

# North County Environmental Resources



# Landscape Concept Plan



NOTE:  
SEE SHEET FIVE FOR PLANT LEGEND AND  
ESTIMATED TOTAL WATER USE

12/14/2012

**HOWARD ASSOCIATES**  
Landscape Architecture  
2442 Second Avenue San Diego, CA 92101  
619 718 9560

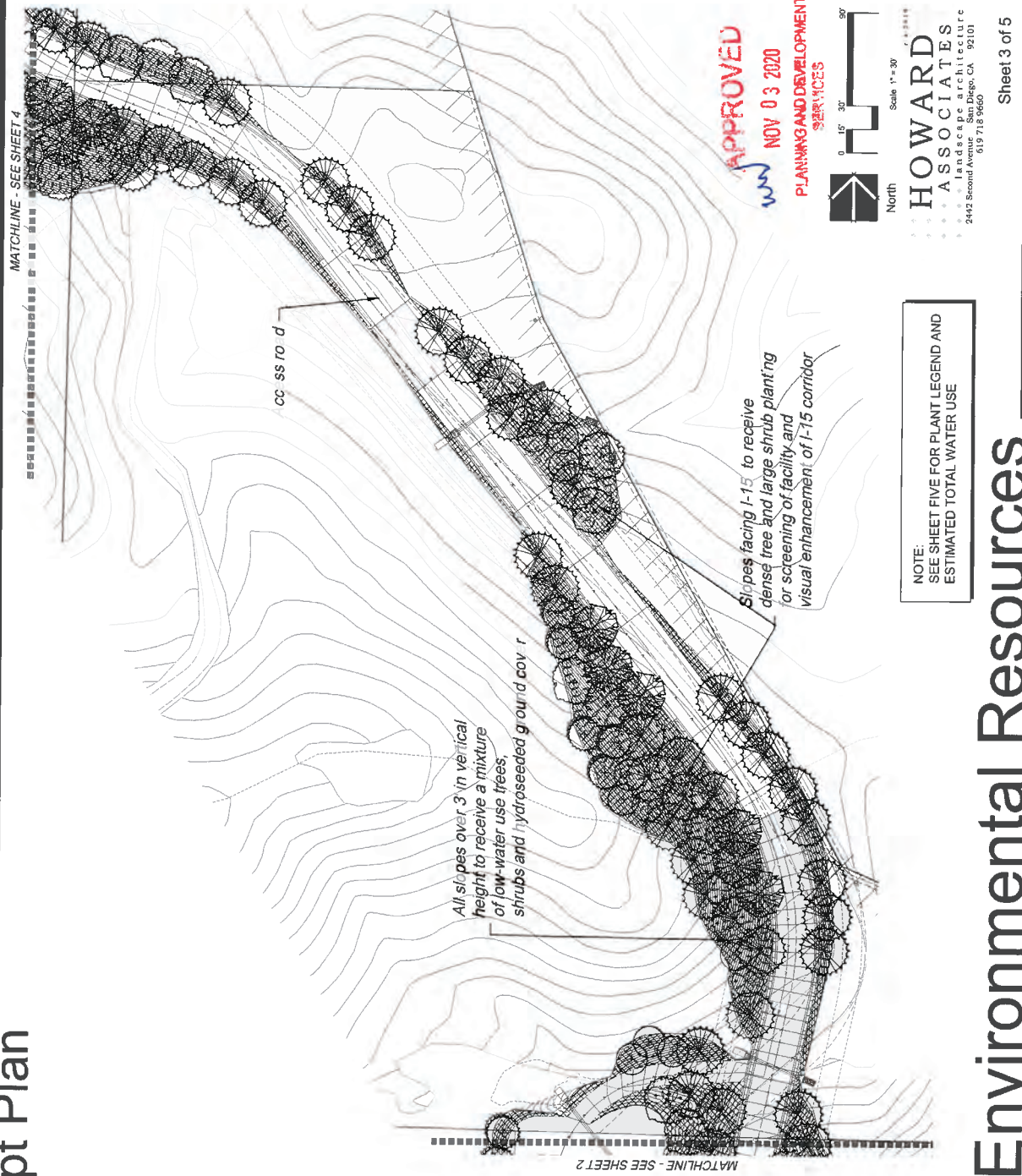
**APPROVED**  
NOV 03 2020  
PLANNING AND DEVELOPMENT

North  
Scale 1" = 30'  
0' 15' 30' 45'

Sheet 2 of 5

## North County Environmental Resources

# Landscape Concept Plan

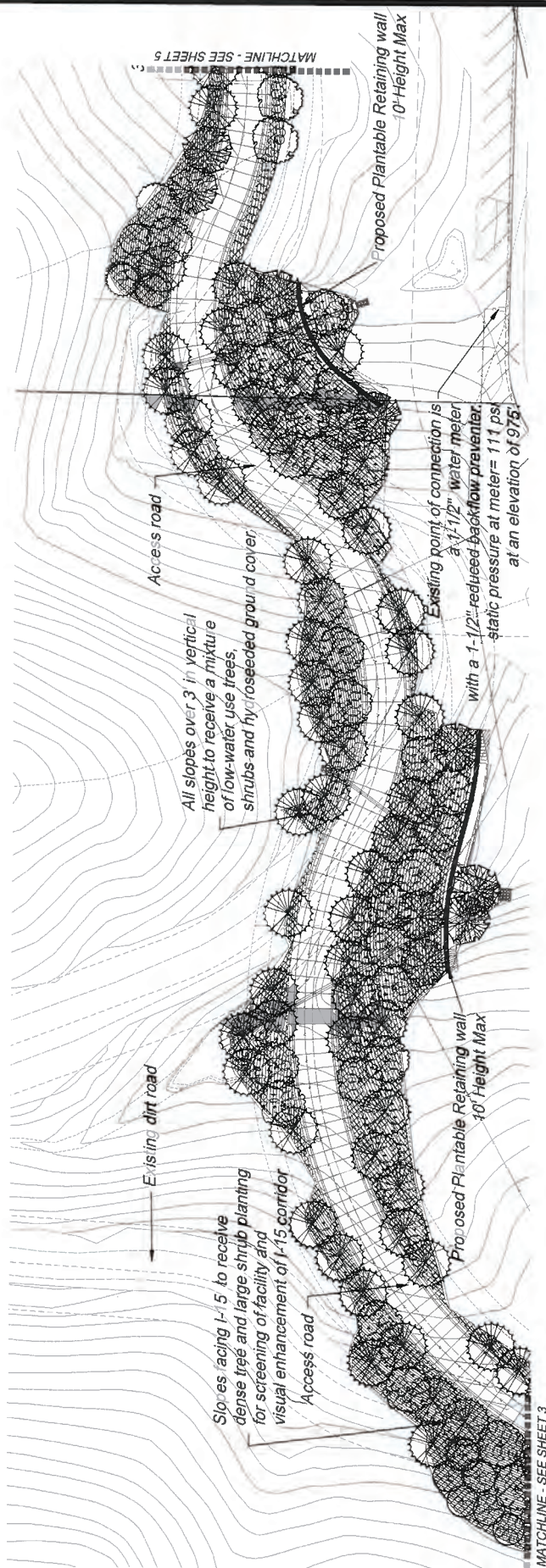


12/14/2012

# North County Environmental Resources



# Landscape Concept Plan



NOTE:  
SEE SHEET FIVE FOR PLANT LEGEND AND  
ESTIMATED TOTAL WATER USE



**APPROVED**  
NOV 03 2020  
PLANNING AND DEVELOPMENT  
SERVICES

**HOWARD ASSOCIATES**  
Landscape architecture  
2442 Second Avenue, San Diego, CA 92101  
619 718 9550


12/14/2012

# North County Environmental Resources

Sheet 4 of 5





<p><u>TREES - 15 GAL MIN. SIZE</u></p> 	<p><u>15 GAL MIN. SIZE</u></p>
JALISCO CALIFORNICA	CALIFORNIA WALNUT
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
QUERCUS AGRIFFOLIA	COAST LIVE OAK
SAMBUCUS MEXICANA	ELDERBERRY
RHUS LANCEA	AFRICAN SUMAC
LARGE SHRUBS - 15 GAL MIN. SIZE	TOYON
HETEROPHELES AERIFOLIA	SCRUB OAK
RHUS INTEGRIFOLIA	LAUREL SUMAC
RHUS LAURINA	MANZANITA
MEDIUM SHRUBS - 15 GAL MIN. SIZE	
1) CROTON TOMENTOSUS HOWARD MANNA	
2) Ceanothus 'JOTICE COULTER'	CALIFORNIA LILAC
3) COMAROSTAPHYLIS DIVERSIFOLIA	SUNNER HOLLY
4) BUCKLEY CALIFORNICA	COAST SANFLOWER
5) FRENOTONDIENSON CALIFORNICA	FLANNELLEIGH
6) LOTUS SCOPARIUS	DERVEED
7) SALVIA APARNA	WHITE SAGE
8) PLANTAE MALLIS - FLATTED	
9) VA HAYESANA	SAN DIEGO POVERTY TREE

2000 NATIONAL ACADEMY OF SCIENCES

NATIVE HYDROSEED MIX:  
ACHILLEA MILLEFOLIUM - WHITE YARROW  
CROTON CALIFORNICUS - CALIFORNIA CROTON  
ERYTHRYLLUM CONFERTIFOLIUM - GOLDEN YARROW  
ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY  
VA. HATESIANA - SAN DIEGO POVERTY PEEP  
CROTON CALIFORNICUS - CALIFORNIA CROTON  
LOTUS PLATYLOBOS - BUTTERFLY POPS  
LOTUS SCOPARIUS - DEERWEED  
LUPINUS NANUS - SKY LUPINE  
MIMULUS AURANTIACUS FINEANS - STICKY MONKEY FLOWER

NOTE: FROM TIME OF PLANTING TREES WILL REACH MATURITY/FULL CANOPY COVER WITHIN 10 YEARS. SHRUBS AND GROUNDCOVERS WILL REACH LARGEST COVERAGE AREA WITHIN 10 YEARS.

[illegible]

**Maintenance Note:**

- IMPORTANT NOTE:**
- 1 All landscaped areas shown on this plan shall be maintained by the property owner
  - 2 The right-of-way shown on this plan shall be maintained by the property owner

**Fuel Management Note:**

1. Thin out existing vegetation and maintain fuel management zones at 30 and 100' where indicated on the plan.
2. Use maintenance techniques to maintain a 13'-6" vertical clearance along the access road and driveway.

**Water Conservation Concept Statement:**  
This conceptual landscape plan complies with the requirements for landscape improvement plans as described in County of San Diego municipal code and has been prepared in compliance with those regulations. The use of reclaimed water and drought tolerant planting material ensure a water wise site plan for the County of San Diego.

*Invasive Species Note:*

**Invasive Species Note:** No non-native invasive plant species shall be used, per the California Exotic Pest Plant Council List A-1 and California Invasive Plant Council (CIPCC).

12/14/2012

# North County Environmental Resources

## **Attachment C – Site Plan Decision**



# County of San Diego

7

**MARK WARDLAW**  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services  
www.SDCPDS.org

**KATHLEEN A. FLANNERY**  
ASSISTANT DIRECTOR

November 3, 2020

**PERMITEE:** HILLTOP GROUP, INC.  
**SITE PLAN No.:** PDS2008-3500-08-015  
**E.R. NUMBER:** PDS2008-3910-0808012  
**PROPERTY:** 25568 Mesa Rock Road in the Twin Oaks Valley Community of the North County Metropolitan Subregional Planning Area  
**APN(s):** 187-100-23, -31, -33, -35, & -37, AND 187-100-38

## FORM OF DECISION

This Site Plan for a recycling facility consists of ten sheets including plot plan, floor plans, elevations and conceptual landscape plan dated October 15, 2018, including a revised plot plan dated August 4, 2020 showing the modified processing area location. This permit authorizes a recycling facility that will engage in three forms of recycling: 1) tree waste chipping and grinding; 2) recycling of wood and construction debris ("C&D wood"); and 3) recycling of concrete, asphalt, and inert material from demolition projects ("CDI debris"). Only pre-sorted, non-contaminated tree trimmings and wood and construction debris shall be accepted for processing. There shall be no composting or acceptance of solid waste. This permit authorizes the construction of a 12,000-square foot steel recycling processing building with associated parking lot, 100,000-gallon water tank, a security trailer, truck scales, and up to twenty (60 feet by 60 feet by 18 feet high) adjustable storage containers pursuant to Section 6975 of the Zoning Ordinance. In accordance with Section 6975(a)(2)(i) of the Zoning Ordinance, and incorporated as Condition 25 – PLN#1, the Project shall be modified to require the enclosure of the processing area.

Approval of this site plan also approves the Preliminary Grading and Improvement Plan of five sheets. In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

This Site Plan has been reviewed and approved only for the "B" Designator requirements for community design review pursuant to the Twin Oaks Valley Community and the I-15 Corridor of the North County Metropolitan Subregional Plan.



**SITE PLAN EXPIRATION:** This Site Plan expires on November 3, 2022 (two years from the date of approval except where construction or use of the property in reliance on such Site Plan approval has commenced prior to its expiration). If construction or use of the property in reliance on a Site Plan approval has not commenced within the two year period, said period may be extended by the Director of Planning & Development Services at any time prior to the original expiration date. The request for an extension of time shall be filed prior to the expiration date and accompanied by the required filing fee.

**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**ANY PERMIT:** *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

#### 1. GEN#1–COST RECOVERY

**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

#### 2. GEN#2–RECORDATION OF DECISION

**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

#### 3. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

**INTENT:** In order to provide adequate Landscaping that addresses screening, and to comply with the Scenic Preservation Guidelines for the I-15 Corridor, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be

prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the COSD Grading Ordinance, and the I-15 Corridor Design Guidelines. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: An ETAF value of 0.42 shall be used in the MAWA formula on the Water Efficient Landscape Worksheet in place of 0.45 for non-residential projects to be compliant with Measure W-1.2 (Reduce Outdoor Water Use) of the County's Climate Action Plan.
- j. All trees used to screen the retaining walls shall be planted from a minimum of a 24" boxed container and shrubs planted from a 15 gallon container. All trees used to satisfy the Parking Design Manual shall be from 24" boxed containers.
- k. Re-establish the planting in front of the retaining walls paralleling I-15 as was shown on the November 15, 2018 submittal of the Conceptual Landscape Plan. Perimeter screening of the proposed detention basin shall also be re-established as shown on that plan.
- l. Additional tree planting adjacent to the proposed parking area shall be provided as was previously shown on the Conceptual Landscape Plan submitted November 15, 2018.

- m. Screening of the proposed building shall also be provided as seen from surrounding properties and I-15.
- n. All existing dirt roads on the property shall be planted and irrigated to establish erosion control. Plantings shall be typical to the surrounding habitat type and contain no invasive or fire prone vegetation.
- o. Plantings within the impacted willow scrub area and within 50' of the willow scrub habitat shall be typical to that habitat.
- p. Tree planting shown on the November 15, 2018 Conceptual Landscape Plan along Mesa Rock Road shall be re-established outside of the Sight Distance Line area shown on the March 13, 2019 Conceptual Landscape Plan. Planting shall be consistent with Section 86.709 (c) (9) and 86.710 (a) (3) of the Water Conservation in Landscaping Ordinance and located outside of the public right-of-way.
- q. All planting shall be compliant with the projects' most current version of the Fire Protection Plan, including all requirements of the Deer Springs Fire Protection District for Defensible Space and Vegetation Management.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

#### 4. DEH#1–WELL DESTRUCTION

**INTENT:** In order to ensure that water wells located on the property are removed, and to comply with the [County Regulatory Code Section 67.431](#), the well shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** The water well dug shall be properly destroyed by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the [DEH, LWQ] and all applicable inspection fees shall be paid. **DOCUMENTATION:** The applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] upon completion of the well destruction. **TIMING:** Prior to the approval of any plan, issuance of any permit (Excluding Well Destruction Permit), and prior to occupancy or use of the premises in reliance of this permit, the applicant shall destroy the well. **MONITORING:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the well has been properly destroyed. The destruction logs shall be stamped and returned to the applicant.

#### 5. DEH #2–SEPTIC ABANDONMENT:

**Intent:** In order to comply with [County Regulatory Code Section 68.314](#) the existing on-site waste water system (Septic System) shall be properly abandoned. **Description of Requirement:** The septic system serving the site shall be pumped and properly abandoned under DEH guidelines. The property owner shall destroy any septic tank, holding tank or seepage pit within 30 days from the date the system or system component is deemed abandoned. The property owner shall have a licensed septic waste hauler remove the contents from any abandoned septic tank, holding tank or seepage pit and properly backfill the component with sand, gravel or other clean fill material. **Documentation:** Upon completion of the septic abandonment, the applicant shall submit proof of the septic tank abandonment in the form of a letter statement from the licensed septic contractor to [DEH, LWQ] that the septic system has been abandoned according



the Regulatory Code. **Timing:** Prior to the approval of any plan or issuance of any permit, the applicant shall properly abandon the septic system. **Monitoring:** proof of the septic tank abandonment shall be provided by the applicant to [DEH, LWQ] to verify that the septic system has been properly abandoned.

**6. BIO#1-BIOLOGICAL EASEMENT: [PDS, FEE X 2].**

**INTENT:** In order to protect sensitive biological resources and mitigate for impacts to 9.86 acres of mafic southern mixed chaparral, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego, an open space easement, as shown on the Approved Site Plan dated October 15, 2018. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exceptions to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcountry.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.

**DOCUMENTATION:** The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] [DPR, TC] for satisfaction of the condition.

**7. BIO#2-LBZ EASEMENT: [PDS, FEEX 2]**

**INTENT:** In order to protect sensitive biological resources protected in a biological open space easement from vegetation management requirements, introduction of exotic pest plants, and increased light and noise, pursuant to CEQA, an enhanced Limited Building Zone Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Approved Site Plan dated October 15, 2018. The purpose of this easement is to limit the need to clear

or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
- b. Decking, fences, and similar facilities.

**DOCUMENTATION:** The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

#### 8. **BIO#3-OPEN SPACE SIGNAGE AND FENCING: [PDS, FEE].**

**INTENT:** In order to protect the proposed open space easement from entry, informational signs and fences/barriers shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed at the biological open space easement boundary (on fencing where required). Fencing shall be installed along the western open space boundary where not adjacent to open space. Fencing shall match the fencing of the existing off-site open space, to the satisfaction of the PDS Director. Large boulders or concrete barriers shall be installed to block access wherever existing dirt roads/trails enter the open space. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface. At each of the barricaded 'old' entry points and every 200 feet at the line between the off-site graded pad and the OS, signs will be placed. The sign must state the following:

##### **Sensitive Environmental Resources**

##### **Area Restricted by Easement**

Entry without express written permission from the

County of San Diego is prohibited

To report a violation or for information about restrictions and exceptions

Contact the County of San Diego

Department of Planning and Development Services

Reference: STP-08-015; ER-08-08-012

**DOCUMENTATION:** The applicant shall install the signs, fences and barriers as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space signs, fences and barriers have been installed at the boundary of the open space easement. **TIMING:** Prior to the approval of

any plan and issuance of any permit, the open space signs, fences and barriers shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

- 9. BIO#4-BIOLOGICAL MONITORING: [PDS, FEE X2]. INTENT:** In order to prevent inadvertent disturbance to sensitive habitats, jurisdictional waters, and special-status species, clearing and grading located within 100 feet of the biological open space easements shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist "Project Biologist" shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:

- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning & Development Services.

**DOCUMENTATION:** The applicant shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of any plan or issuance of any permit, the requirement shall be completed.

**MONITORING:** The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs.

**10. BIO#5-TEMPORARY FENCING: [PDS, FEE].**

**INTENT:** In order to prevent inadvertent disturbance to all on-site biological open space, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and or clearing in association with the grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing:

- a. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary.
- b. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed.

**DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or



any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

- 11. BIO#6-OFF-SITE COAST LIVE OAK WOODLAND MITIGATION: [PDS, PCC] [BP, GP, CP, UO] [DPR, GPM] [PDS,FEE X2] INTENT:** In order to mitigate for the impacts to 0.08 acre of coast live oak woodland, which is a sensitive biological resource pursuant to the [Resource Protection Ordinance \(RPO\)](#) and CEQA, off-site mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.24 acre of coast live oak woodland habitat, located in northern San Diego County as indicated below.
- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
    - i. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
    - ii. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
    - iii. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
    - iv. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
  - b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the creation, restoration/enhancement, and conservation of habitat of the same amount and type of land located in northern San Diego County as indicated below.
    - i. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS].
    - ii. A Resource Management Plan (RMP) and Revegetation/ Enhancement Plan shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite-mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR
    - iii. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
    - iv. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
    - v. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency,

and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP and Revegetation Plan is going to be submitted in-lieu of purchasing credits, then the RMP and Revegetation Plan shall be prepared and applications shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, REG][DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

## 12. BIO#7-OFF-SITE SOUTHERN COAST LIVE OAK RIPARIAN FOREST MITIGATION:

[PDS, PCC] [BP, GP, CP, UO] [DPR, GPM] [PDS,FEE X2] **INTENT:** In order to mitigate for the impacts to 0.17 acre of southern coast live oak riparian forest, which is a sensitive biological resource pursuant to the [Resource Protection Ordinance \(RPO\)](#) and CEQA, off-site mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.51 acre of southern coast live oak riparian forest habitat, located in northern San Diego County as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
  - i. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  - ii. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  - iii. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  - iv. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the creation, restoration/enhancement, and conservation of habitat of the same amount and type of located in northern San Diego County as indicated below.
  - i. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS].

- ii. A Resource Management Plan (RMP) and Revegetation/ Enhancement Plan shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite-mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
- iii. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
- iv. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
- v. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP and Revegetation Plan is going to be submitted in-lieu of purchasing credits, then the RMP and Revegetation Plan shall be prepared and applications shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, REG] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

- 13. BIO#8-OFF-SITE COASTAL SAGE SCRUB MITIGATION: [PDS, PCC] [BP, GP, CP, UO] [DPR, GPM] [PDS,FEE X2] INTENT:** In order to mitigate for the impacts to 1.07 acre of coastal sage scrub, which is a sensitive biological resource pursuant to the [Resource Protection Ordinance \(RPO\)](#), HLP Ordinance, and CEQA, off-site mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 3.06 acres of coastal sage scrub habitat, located in northern San Diego County as indicated below.
- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:



- i. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  - ii. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  - iii. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  - iv. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in northern San Diego County as indicated below.
- i. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS].
  - ii. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite-mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
  - iii. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
  - iv. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
  - v. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and application shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, REG] [DPR, GPM]

shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

#### 14.ROADS#1–TRAFFIC CONTROL PLAN

**INTENT:** In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have A Registered Civil Engineer or licensed Traffic Control Contractor prepare a TCP to the satisfaction of Director of DPW. **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Traffic*]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the TCP for compliance with this condition.

#### 15.ROADS#2–HAUL ROUTE PLAN

**INTENT:** In order to ensure the roads are not damaged by heavy loads that loaded trucks place on the construction route (or subsequent operations- use for applicable projects), a Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads as identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to import/export, all affected property owners in the neighborhood shall be notified; no equipment or material storage on public roads will be allowed and sweeping to be performed at the end of each week or more depending on the frequency of hauling.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Road Maintenance*]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [*DPW, Road Maintenance*]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any

grading and or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

**GRADING PERMIT:** *(Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).*

#### 16. STRMWTR#1—STORMWATER MAINTENANCE DOCUMENTATION

**INTENT:** In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:**

- a. Process a Maintenance Notification Agreement to assure maintenance of the **Category 1** Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.

**DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; execution of the recorded agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

#### 17. STRMWTR#2—EROSION CONTROL

**INTENT:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), and all other applicable ordinances and standards for this priority project.

**DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.



**DOCUMENTATION:** The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved, and the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

#### 18.DRNG#1–WAIVER AND RELEASE LETTERS

**INTENT:** In order to notify adjacent property owners downstream of the project site that there will be changes to the drainage features that could have effects on their property; and to comply with [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410](#), [County Code Section 67.801 et. seq.](#) letter(s) of permission shall be obtained. **DESCRIPTION OF REQUIREMENT:** A recorded waiver and release letter shall be obtained from each property owner impacted by significant changes (including diversion and concentration) in downstream flow characteristics resulting from grading, private roads, or other improvements. **DOCUMENTATION:** The applicant shall obtain the letters of approval from each downstream neighbor, have them recorded by the County Recorder, and then submit them to the [PDS, LDR] for review and approval. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the letters shall be obtained. **MONITORING:** The letters of permission shall be reviewed by the [PDS, LDR] for compliance with this condition.

#### 19.GEO#1–SOILS REPORT

**INTENT:** In order to ensure that the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **DESCRIPTION OF REQUIREMENT:** A California Certified Engineering Geologist shall complete a final soils report specific to the preliminary design of the proposed development. The final soils report shall include, but not be limited to, a surficial stability analysis. The report shall include conclusions and design recommendations including, but not limited to, buffering areas without structural development, construction of retaining walls, debris walls, catchment basins, or slope buttressing. All geotechnical recommendations provided in the final soils report and final grading plans shall be followed during grading and construction at the project site. **DOCUMENTATION:** A California Certified Engineering Geologist shall submit a complete final soils report. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

**20. AIR QUALITY & GREENHOUSE GAS #1-FUGITIVE DUST**

**INTENT:** In order to mitigate for fugitive dust during construction activities.

**DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall implement the following measures to mitigate fugitive dust compliant with San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance):

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least two (2) feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Areas recently disturbed by dozer/scrapper passes and any unpaved roads within the project limits will be watered a minimum of three (3) times daily.
- c. Grading activities will be terminated in winds in excess of 25 miles per hour (mph).
- d. Dust and debris at public street access points shall be cleaned regularly using sweepers and water trucks.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing, or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or applying stabilizing chemicals after rough grading.
- g. A 15-mph speed limit on unpaved surfaces shall be enforced.

**DOCUMENTATION:** The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

**21. AIR QUALITY & GREENHOUSE GAS #2-BLASTING**

**INTENT:** In order to mitigate for blasting and rock crushing emissions and fugitive dust.

**DESCRIPTION OF REQUIREMENTS:** The construction contractor shall comply with the following Air Quality and Greenhouse Gas (GHG) measures during blasting and rock crushing activities:

- a. During blasting activities, the construction contractor shall implement measures to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions.
- b. All project phases involving blasting shall conform to the following requirements: (1) Each blasting event shall employ a maximum of 2.5 tons of ammonium nitrate/fuel oil (ANFO); (2) blasting activities shall be restricted to not more than one blast per day; and, (3) all blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the County.

**DOCUMENTATION:** The applicant shall comply with the Air Quality and GHG requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality and GHG requirements of this condition.

The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

## **22. AIR QUALITY & GREENHOUSE GAS #3-Construction Architectural Coatings**

**INTENT:** In order to reduce emissions of volatile organic compounds (VOC).

**DESCRIPTION OF REQUIREMENT:** The project shall use architectural coatings with a VOC content of 100 grams per liter (g/L) or less for interior and exterior coatings.

**DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:**

The [DPW, BI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DPW, BI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

## **23. HAZ #1—STRUCTURE AND DEBRIS REMOVAL [PDS, FEE]**

**INTENT:** In order to comply with the proposed project design, any structures or debris that is encountered within the immediate vicinity, or impedes the development of the project shall be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The project description identifies several existing components/structures to be removed across the project site. **DOCUMENTATION:** The applicant shall submit to the [PDS, PPD]

a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure. **TIMING** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD] shall review the statement and, photos, and any additional evidence for compliance with this condition.

## **24. NOISE#1—NOISE CONTROL DESIGN MEASURES**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.410 and 36.409](#), as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:**

- a. Prior to approval of the grading permit for any portion of the proposed project, the project applicant, or its designee, shall direct that the designated contractor shall prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at NSLU within 1,000 feet of each blast. Where potential exceedance of the County of San Diego Noise Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410, the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant, or its designee, prior to the issuance of the grading permit.



Additionally, all Proposed Project phases involving blasting shall conform to the following requirements:

- All blasts shall be performed by a blast contractor and blasting personnel licensed to operate in the County.
- The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process approved and performed by the County Sheriff's Department.
- Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines., Section 4.3.

**TIMING:** Prior to and during construction-related blasting activities, the noise control measure shall be operational. **MONITORING:** The [PDS, Code Compliance Division] is responsible for enforcement of this condition.

**BUILDING PERMIT:** *(Prior to approval of any building plan and the issuance of any building permit).*

## 25. PLN#1—ENCLOSURE

**INTENT:** In order to comply with Section 6975(a)(2) of the Zoning Ordinance. **DESCRIPTION OF REQUIREMENT:** All processing of materials shall be conducted entirely within an enclosed building. Total building floor area on the project site shall not exceed 45,000 square feet in accordance with Section 6975(2)(4) of Zoning Ordinance. Any new buildings shall be in the same architectural style as the steel structure that is shown on approved plot plan. **DOCUMENTATION:** The plot plan shall be reviewed and approved by the Director of Planning & Development Services or designee **TIMING:** The following actions shall occur prior to the approval of any building plan and the issuance of any building permit. **MONITORING:** The [PDS, PCC] shall review to determine compliance with this condition.

## 26. ROADS#3—CENTERLINE REVIEW

**INTENT:** In order to promote orderly development and to comply with the [Centerline Ordinance 9974 \(Amended by Ord. 10224\), County Code Section 51.301 et seq.](#), frontage improvements may be required. **DESCRIPTION OF REQUIREMENT:** This project is subject to the Centerline Ordinance (unless otherwise noted per [Sec. 51.305](#)). *The applicant must initiate the centerline review process with the Building Official in the Department of Planning and Development Services (PDS) as early as possible in order to coordinate requirements and processing time, and to determine if review is required by PDS Land Development.* Requirements may include, but are not limited to granting of right-of-way, irrevocable offers of dedication, relinquishment of access rights, traffic striping, installation of curb, gutter, & sidewalk, alley improvements, road widening, trails/pathways, street lights, drainage facilities, no-parking restrictions, and undergrounding of utility distribution facilities along the project frontages, and off-site road improvements. **TIMING:** Prior to approval of any building permits, the centerline review

shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the centerline conditions and County Standards.

## 27.ROADS#3.1–ROAD DEDICATION

**INTENT:** In order to promote orderly development and to comply with the [Centerline Ordinance 9974 \(Amended by Ord. 10224\)](#), [County Code Section 51.301 et seq.](#), the [County Public Road Standards](#), and the [Community Trails Master Plan](#), road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of **thirty-two feet (32')** from centerline, plus slope rights and drainage easements for **Mesa Rock Road** along the frontage of the project.

- a. Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-two feet (32') from centerline of **Mesa Rock Road in accordance with Public Road Standards for a Light Collector Road (2.2E)**, plus slope rights and drainage easements along the frontage of the project to the satisfaction of the Director of Planning and Development Services.

The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements to assure compliance with this condition

## 28.ROADS#3.2–RELINQUISH ACCESS

**INTENT:** In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) and [County Subdivision Ordinance Section 81.401 \(g\)](#), access shall be relinquished. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto **Mesa Rock Road**. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the private road easement access point(s) are permitted along **Mesa Rock Road**. **DOCUMENTATION** The applicant shall prepare the legal descriptions and documents and present them for review to [DGS, RP]. Upon execution of the relinquishment documents, the applicant shall provide copies of the documents to [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare and execute the relinquishment documents and forward a copy of the recorded documents to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the relinquishment documents for compliance with this condition.

**29.ROADS#3.3—ROAD IMPROVEMENTS**

**INTENT:** In order to promote orderly development and to comply with the [Centerline Ordinance 9974 \(Amended by Ord. 10224\)](#), [County Code Section 51.301 et seq.](#), and the [County Community Trails Master Plan](#), **Mesa Rock Road** shall be improved.

**DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for **Mesa Rock Road**, to:

- a. Improve or agree to improve and provide security for **Mesa Rock Road** along the project frontage in accordance with the Public Road Standards for a **Light Collector Road (2.2E)**, to a graded width of **thirty-two feet (32')** from centerline and to an improved width of **twenty feet (20')** from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with face of curb at twenty feet (20') from centerline. Provide transition, tapers, traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Planning and Development Services.
- b. Improve or agree to improve and provide security for the widening of the existing curve along **Mesa Rock Road** to allow large trucks to negotiate the westbound to northbound turn while staying within their lane as recommended in the RBF Preliminary Traffic Assessment dated March 15, 2013 (Pg.7, Exhibit 8). The curve widening should be based on a WB-40 truck turning template. CALTRANS' Right of Way (ROW) acquisition may be required for the widening of the curved segment of Mesa Rock Road. All of the above shall be to the satisfaction of the Director of PDS.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the PDS [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

**DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve **Mesa Rock Road**.
- b. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- c. Pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for



the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

- e. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the **Deer Springs** Fire Protection District and the [PDS, LDR].
- f. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to issuance of any permit, and prior to use of the premises in reliance of this permit the plans shall be approved and securities must be provided. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

### 30. ROADS#3.4—INSTALL STREETLIGHTS

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [Centerline Ordinance 9974 \(Amended by Ord. 10224\), County Code Section 51.301 et seq.](#), street lights shall be installed and energized. **DESCRIPTION OF**

**REQUIREMENT:** Install or arrange to install streetlights to County standards and the satisfaction of the Director of PDS, and deposit with PDS, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A.

**DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR], and arrange for the installation and energizing of the streetlights.

**TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed, and all fees paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [PDS, LDR] shall ensure that the streetlights have been installed and all fees have been paid.

### 31. ROADS#4—PRIVATE ROAD IMPROVEMENTS

**INTENT:** In order to promote orderly development and to comply with the San Diego [County Standards for Private Roads, section 3.1.\(B\)](#) the proposed on-site private road easement shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. The onsite private easement road, the northerly boundary of from Parcel (APN 187-100-37-00) to Mesa Rock Road, shall be graded thirty-two feet (32') wide and improved twenty-four feet (24') wide with asphalt concrete. Where conforming to vertical and horizontal design criteria of current County Private Road Standards, the existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of twenty-four feet (24'). All distressed sections shall be replaced. The improvement and design standards of Section 3.1(B) of the [San](#)

[Diego County Standards for Private Roads](#) for one hundred and one (101) to seven hundred fifty (750) trips shall apply.

- b. All plans and improvements shall be completed pursuant to the [County of San Diego Standards for Private Roads](#) and the [Land Development Improvement Plan Checking Manual](#).

**DOCUMENTATION:** The applicant shall complete the following:

- c. Process and obtain approval of Grading Plans to construct private road improvements.
- d. Pay all applicable inspection deposits/fees with [DPW, PDCI].
- e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the **Deer Springs** Fire Protection District and [PDS, LDR].
- f. Access to the project site shall be built per the San Diego County Private Road Standards, unless evidence is provided showing that the project access is in compliance with the March 21, 2000 Policy FP 2, County of San Diego Cellular Facilities Standards for Fire Protection

**TIMING:** Prior to approval of any building plan and the issuance of any building permit, the private road and driveway improvements shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards

### 32. AIR QUALITY & GREENHOUSE GAS #4-DUST MANAGEMENT PLAN

**INTENT:** In order to mitigate emissions of fugitive dust from operational activities.

**DESCRIPTION OF REQUIREMENTS:** The project will prepare a Dust Management Plan for operations that will outline the management practices to reduce fugitive dust emissions onsite. As part of the Dust Management Plan, the project will include contact information on a sign located on the outside fence of the facility for the public to call if a fugitive dust complaint should be made. **DOCUMENTATION:** The applicant shall prepare a Dust Mitigation Plan for review and approval by the County. **TIMING:** The following actions shall occur prior to the approval of any building plan and the issuance of any building permit. **MONITORING:** The [PDS, PPD] and [DEH, LEA] shall review the Dust Mitigation Plan to determine compliance with this condition.

### 33. AIR QUALITY & GREENHOUSE GAS #5-ODOR IMPACTS MINIMIZATION PLAN

**INTENT:** In order to mitigate potential odors generated during project operations.

**DESCRIPTION OF REQUIREMENTS:** The project will prepare an Odor Impacts Minimization Plan according to Title 14 California Code of Regulations Division 7, Chapter 3.1 17863.4. **DOCUMENTATION:** The applicant shall prepare an Odor Impacts Minimization Plan that will be reviewed and approved by the County. **TIMING:** The following actions shall occur prior to the approval of any building plan and the issuance of any building permit. **MONITORING:** The [DEH, LEA] shall review the Dust Mitigation Plan to determine compliance with this condition.

***DURING CONSTRUCTION:*** *(The following actions shall occur throughout the duration of the grading construction).*

### **34.NOISE#2–NOISE BLASTING OPERATIONS: [PDS, CODES] [OG]**

**Intent:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. Description of Requirement: The project shall conform to the following requirements:

- b. Prior to approval of the grading permit for any portion of the proposed project, the project applicant, or its designee, shall direct that the designated contractor shall prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at NSLU within 1,000 feet of each blast. Where potential exceedance of the County of San Diego Noise Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410, the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant, or its designee, prior to the issuance of the grading permit. Additionally, all Proposed Project phases involving blasting shall conform to the following requirements:
  - The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process approved by the County Sheriff's Department.
  - All blasts shall be performed by a blast contractor and blasting personnel licensed to operate in the County.
  - Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines., Section 4.3.
- c. Blasting is only allowed Monday through Saturday, between the hours of 7:00 a.m. and 6:00 p.m. or ½ hour before sunset, whichever occurs first, unless special circumstances requiring other time or days is approved by the County.
- d. Requires that the property owner is required to provide notice in writing (at a minimum of 24 hours prior to blasting operations) for any proposed blasting to the local fire agency and to all residences, including mobile homes, and businesses within 600 feet of any potential major blast location or 300 feet from any potential minor blast location.
- e. The blaster shall retain an inspector to inspect all structures, including mobile homes, within 300 feet of the blast site before blasting operations, unless inspection is waived



by the owner and/or occupant. The inspector shall obtain permission of the owner and/or occupant before conducting the inspection. The inspection shall be only for the purpose of determining the existence of any visible or reasonably recognizable preexisting defects or damages in any structure. Waiver of inspection shall be in writing signed by the owner and/or occupant. Refusal to allow inspection shall also constitute a waiver. The inspector shall notify the owner and/or occupant of the consequences of refusing an inspection shall include a refusal in the summary report filed with the Sheriff. The blaster shall request an inspector conduct post-blast inspections upon receipt of a written complaint of property damage if the complaint is made within 60 days of completion of blasting operations. If the blaster has knowledge of alleged property damage independent of the written complaint, the blaster shall also retain an inspector to conduct a post-blast inspection.

- f. An inspector shall complete and sign pre-blast inspection reports identifying all findings and inspection waivers. The blaster shall retain the inspection reports for three years from the date of the blasting and upon a complaint of alleged damage the blaster shall immediately file a copy of the report with the Sheriff and provide a copy to the complainant. If there is a change in the blasting contractor after blasting has commenced on a project, a re-inspection shall be conducted in accordance with the preceding paragraph before the new blasting contractor undertakes any additional blasting.
- g. The blaster shall retain an inspector to conduct a post-blast inspection of any structure for which a written complaint alleging blast damage has been received. A written report of the inspection shall be immediately filed with the Sheriff and provided to any person who made a complaint for damages.
- h. The blaster shall allow any representative of the Sheriff to inspect the blast site and blast materials or explosives at any reasonable time.
- i. If the blaster wants a representative of the Sheriff to witness a blasting operation the blaster shall make a request with the Sheriff at least 12 hours before the blast. The blaster shall confirm the request for a witness with the Sheriff at least one hour before the blast. The blaster shall be responsible for any cost incurred by the Sheriff in having a representative witness the blast.
- j. The blaster shall notify the Sheriff on the day of a scheduled blasting operation not less than one hour before blasting.
- k. All major blasting operations shall be monitored by an approved seismograph located at the nearest structure within 600 feet of the blasting operation. All daily seismograph reports shall be maintained by the blaster for three years from the blasting.

Documentation: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. Timing: Upon establishment of the use, this condition shall apply for the

duration of the term of this permit. Monitoring: The [County Sheriff Department is responsible for enforcement of this permit.

**35.NOISE#3. ROCK CRUSHING AND DRILLING: [PDS, PCC] [DPW, PDCI] [PDS, FEE X1]. Intent:** In order to comply with the [County of San Diego Noise Ordinance 36.408 through 36.410](#), the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **Description of Requirement:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback. This mitigation is designed and placed to reduce rock crushing and drilling operations that potentially would affect the adjacent residential uses. The rock crushing and drilling shall comply with the following requirements:

- a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 200 feet from the nearest property line where an occupied structure is located.
- b. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.
- c. If new information is provided to prove and certify that the equipment being used is different than what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. maybe approved if the construction activities will not create noise greater than the noise standards at the property line as indicated above.

**Documentation:** The applicant shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed **TIMING:** The following actions shall occur throughout the duration of the rock crushing and drilling activities. Rock crushing and drilling will only occur in grading and at no point during the operation of the facility. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

**36.NOISE#4 -VIBRATION IMPACTS: [PDS, PCC] [DPW, PDCI] [PDS, FEE X1]. Intent:** In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and vibratory requirements within the County Noise Guidelines, the following noise attenuation measures shall be implemented to reduce the temporary construction operations. **Description of Requirement:** Prior to and during all phases of construction activities, the project applicant shall:

- a. Not allow heavy equipment to be operated within 300 feet of any inhabited residence.

- b. Rock blasting shall not be performed within 400 feet of a residential structure.
- c. Prior to beginning construction of any project component that involve the usage of heavy construction equipment within 300 feet of an existing or future occupied residence, the applicant, or its designee, shall require preparation of a vibration monitoring plan for submittal to the County for review. The vibration monitoring plan shall require data be sent to the County Noise Specialist or designee on a weekly basis or more frequently as determined by the Specialist. The vibration monitoring plan shall include: the vibration level measurements taken during the previous work period, location of the vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures.
- d. The applicant shall submit a vibration analysis the proposed blasting and material handling associated with the project. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process performed by the County Sheriff's Department.
- e. If new information is provided to prove and certify that the assessment being used is different than what was proposed in the noise report, then a new noise analysis maybe reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and County noise standards. Any proposed alternative methods, or the reduction or elimination of any noise measure would be determined by the Director of Planning and Development Services.

**DOCUMENTATION:** The applicant shall comply with the temporary vibration measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the vibration control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition

### **37.NOISE#5. TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].**

**INTENT:** In order to minimize temporary construction noise and rock crushing operations associated with the project. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction and rock crushing noise control measures:

- a. Temporary rock crushing or rock drilling activities shall be located at a minimum of 200 feet from the boundary line of an occupied noise sensitive structure.
- b. Turn off equipment when not in use.



- c. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- d. Use equipment with effective mufflers.
- e. Configure traffic pattern to minimize backing movement.
- f. Equipment staging areas should be placed at locations away from noise sensitive receivers.

**DOCUMENTATION:** The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

### 38.BIO#GP1-BIOLOGICAL MONITORING: [PDS, FEE X3].

**INTENT:** In order to prevent inadvertent disturbance to sensitive habitats, clearing and grading located within or adjacent to sensitive habitats shall be monitored by a biologist.

**DESCRIPTION OF REQUIREMENT:** The biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The biologist and/or employed biological professionals shall be on site during clearing activities that are in or within 100 feet of native biological habitat or within 100 feet of biological open space easements during clearing and grading activities. If there are disturbances, the biologist must report them immediately to the [PDS, PCC]. Additionally, the biologist shall perform the duties specified in the most current version of the County of San Diego Biological Report Format and Requirement Guidelines. **DOCUMENTATION:** The biologist shall prepare and submit to the satisfaction the [PDS, PCC] monitoring reports, which indicate that the monitoring has occurred as indicated above. **TIMING:** The above actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall assure that the biologist is on-site performing the monitoring duties of this condition during all applicable grading activities as determined by the biologist. The [DPW, PDCI] shall contact the [PDS, PCC] if the biologist or applicant fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.

**OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

### 39.BIO#GP2-OPEN SPACE SIGNAGE: [PDS, FEE].

**INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed at the biological open space easement boundary (on posts where required). The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than

three (3) feet in height from the ground surface. In addition, signs approximately 200 feet apart along right-of-ways at the boundary between the development and the biological open space easement. The sign must state the following:

**Sensitive Environmental Resources**

**Area Restricted by Easement**

Entry without express written permission from the  
County of San Diego is prohibited

To report a violation or for information about restrictions and exceptions

Contact the County of San Diego

Department of Planning and Development Services

Reference: STP-08-015; ER-08-08-012

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space signs have been installed at the boundary of the open space easement. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

**40. BIO#GP3-BIOLOGICAL MONITORING: [PDS, FEE X2].**

**INTENT:** In order to ensure that the biological monitoring occurred during the grading phase of the project, a final Biological Monitoring Report shall be prepared.

**DESCRIPTION OF REQUIREMENT:** The biologist shall prepare final biological monitoring report. The report shall substantiate the supervision of the grading activities, and state that grading or construction activities did not impact any additional areas of sensitive habitats, jurisdictional waters, special-status plant and wildlife species, or any other sensitive biological resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources, and include the following items:

- a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
- b. Monitoring logs showing the date, time, and persons, (biologist and/or employed qualified biologists) present on site.
- c. Photos of the site after the grading and clearing activities.
- d. Daily verification of the following compliance measures:
  - i. Best Management Practices for erosion control;
  - ii. Noise barriers will be installed if needed to avoid impacts to sensitive species.
  - iii. Hours of construction will comply with applicable ordinances and avoid noise impacts to sensitive species.
  - iv. Construction activities shall take place only inside the designated construction area;
  - v. Grading materials shall be stored either inside the fenced construction area or in an area approved by the project biologist;
  - vi. A storm drain system and detention basins shall be constructed to restrict excess water flow from proposed roads and structures. Filter devices shall be installed at the appropriate points to ensure that run-off is cleansed before reaching the basins. All water-catchment features shall be located above graded and natural slopes;

- e. Nighttime lighting shall be shielded and directed away from riparian and upland habitat adjacent to the development.

**DOCUMENTATION:** The biologist(s) shall prepare the final report and submit it to the [PDS, PCC] for review and approval. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be approved. **MONITORING:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon approval of the report, [PDS, PCC] shall inform [DPW, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS, FISCAL] to release the bond back to the applicant.

- 41. BIO#GP4-RESOURCE AVOIDANCE (COASTAL SAGE SCRUB): [PDS, PCC] [DPW, PDCI] PDS, FEE X2]. INTENT:** In order to avoid impacts to nesting coastal California gnatcatchers or other sensitive species under CEQA, brushing and clearing of coastal sage scrub (CSS), chaparral, or willow scrub, or within 300 feet of those habitats shall not occur during the breeding season (February 15 to August 31). **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading during the breeding season of the coastal California gnatcatcher. The Director of Planning & Development Services [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no gnatcatchers or other sensitive species are present in the vicinity of the brushing, clearing or grading based on a survey done within 7 days of the habitat clearing. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition, or the applicant shall provide a letter report of the preconstruction survey. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory. **MONITORING:** The [DPW, PDCI] shall not allow any grading of the site during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

- 42. BIO#GP5-RESOURCE AVOIDANCE (RAPTOR NESTING HABITAT): [PDS, FEE X2]. INTENT:** In order to avoid impacts to nesting raptors, which are a sensitive biological resource pursuant to CEQA, brushing and clearing within 500 feet of trees suitable for nesting shall not occur during the breeding season unless a pre-construction survey verifies there are no active nests. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading allowed within 500 feet of raptor nesting habitat during the breeding season. The breeding season is defined as occurring between January 15 and July 15. The Director of Planning & Development Services [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no raptors are present in the vicinity of the brushing, clearing or grading based on a survey done within 7 days of the habitat clearing. **DOCUMENTATION:** The applicant shall provide a letter report of the preconstruction survey with the locations of raptor nests or a letter of agreement with this condition. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in or within 500



feet of any trees during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

#### 43. ROADS#5–SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is **450 feet** of unobstructed intersectional sight distance in both directions from the proposed private easement road along **Mesa Rock Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of a **2.2E Light Collector Mobility Element Road** as described in Table 5 based on a speed of **45 MPH**, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

#### 44. ROADS#6–ANNEX TO LIGHTING DISTRICT

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [Centerline Ordinance 9974 \(Amended by Ord. 10224\)](#), [County Code Section 51.301 et seq.](#), and [The County of San Diego Public Road Standards](#), the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

#### 45. STRMWTR#3–VERIFICATION OF STRUCTURAL BMPs

**INTENT:** In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#),

verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 10 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms *with* [DPW, PDC] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

#### 46. STRMWTR#4–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY

**OWNER INTENT:** In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

- a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
- b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.
- c. Sample copies of the following:
  - i. A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
  - ii. One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

**DOCUMENTATION:** The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the applicant for consistency with the condition and County Standards.

#### 47. GEO#2–STABILIZATION MEASURES

**INTENT:** In order to ensure stabilization of cut slopes. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform mapping of temporary slope excavations, including front, side and backcuts, and all cut slopes during grading. If adverse geologic conditions (e.g., highly fractured and jointed rock, clay-lined fractures, seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented during grading. Specific stabilization measures shall include, but not be limited to, removal of loose boulders or displaced rocks, stability fill, buttresses, rock-bolting, and/or catchment netting. **DOCUMENTATION:** A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of

the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

#### 48. GEO#3—GEOTECHNICAL MONITORING

**INTENT:** In order to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils during grading. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils. All compressible soils in areas of proposed development or future fill shall be removed and soils shall be recompacted during grading. **DOCUMENTATION:** The applicant shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

#### 49. FIRE#1 – SITE CONFORMANCE

**INTENT:** In order to assure fire safety in compliance with the County of San Diego Fire Code. **DESCRIPTION OF REQUIREMENT:** Prior to occupancy the applicant obtain a letter of approval from the County Fire Authority to assure that the roads, gate, signage, curb painting, building and roadside fuel management zones, address identification, Knox boxes, gate Opticom, water tank and hydrants have been installed properly. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Prior to occupancy in association with this permit. **MONITORING:** The [PDS, PCC] shall verify a letter of approval from the County Fire Authority is received in compliance with this condition.

#### 50. FIRE#2 – OPERATIONAL AND EVACUATION PLAN

**INTENT:** In order to assure fire safety in compliance with the County of San Diego Fire Code. **DESCRIPTION OF REQUIREMENT:** Prior to occupancy an operational and evacuation plan for the facility shall be submitted, reviewed, and accepted prior to occupancy by the County Fire Authority. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Prior to occupancy in association with this permit. **MONITORING:** The [PDS, PCC] shall verify the operational and evacuation plan has been accepted by the County Fire Authority in compliance with this condition.

#### 51. ROADS#7—TRUCK ROUTE PLAN OPERATIONS

**INTENT:** In order to comply with the traffic assessment prepared for the project, a Haul Route Plan (HRP) shall be prepared and implemented to require all trucks associated with the recycling operations to use Centre City Parkway to Mesa Rock Road to access the project site. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that requires all trucks to use Centre City Parkway to Mesa Rock Road to access the project site. From the I-15/Deer Springs Road interchange, all trucks will travel south on Centre City Parkway to Mesa Rock Road and proceed through the underpass to the west side of I-15 and the project site. Trucks exiting the site will travel north on Centre City Parkway



to Deer Springs Road and I-15. The project proposes a truck route in which all truck trips will use Centre City Parkway to Mesa Rock Road to access the project site. From the I-15/Deer Springs Road interchange, all trucks will travel south on Centre City Parkway to Mesa Rock Road and proceed through the underpass to the west side of I-15 and the project site. Trucks exiting the site will travel north on Centre City Parkway to Deer Springs Road and I-15. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Prior to occupancy in association with this permit. **MONITORING:** The [PDS, PCC] shall review the HRP for compliance with this condition.

**ONGOING:** *(The following conditions shall apply during the term of this permit).*

#### 52. ROADS#8–SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of **450 feet** in both directions along **Mesa Rock Road** from the project driveway openings for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

#### 53. STRMWTR#5–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

**INTENT:** In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately-owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately-owned Structural BMP with [DPW, WPP]. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPW, WPP] is responsible for compliance of this permit.

#### 54. AIR QUALITY & GREENHOUSE GAS #6-OPERATIONAL FUGITIVE DUST EMISSIONS

**INTENT:** In order to mitigate fugitive dust emissions during operations. **DESCRIPTION OF REQUIREMENTS:** The construction contractor shall comply with the following Air Quality measures during operations:

- a. All equipment operating on the project site will be monitored to not exceed Number 1 on the Ringlemann Chart (20% opacity) as required by SDAPCD Rule 50.
- b. Operational activities related to crushing and grading of material on site will not exceed 4,000 tons of material processed annual, or a maximum of 20 tons per day.

- c. Material handling sources of fugitive dust will be visually monitored by the operator. The operator will be equipped with either truck mounted water apparatus or fixed fixture water source from which water will be misted into feedstock, or recyclable materials to limit fugitive dust.
- d. Process machinery source of fugitive dust will be visually monitored by the operator. Process machinery will be equipped with water misting system at source locations. Operators will monitor and apply water via a fixed misting system to limit fugitive dust.
- e. Product handling source of fugitive dust will be visually monitored by the operator. Stackers will be equipped with water misting system at source locations. Operators will monitor and apply water via a fixed misting system to limit fugitive dust.
- f. The process area will be maintained clean and clear of source material and any potential sources of fugitive dust will be minimized with a truck mounted water apparatus to bind potential fugitive dust sources.
- g. Storage areas will be monitored by the operator and any potential sources of fugitive dust will be minimized with a truck mounted water apparatus to bind potential fugitive dust sources.
- h. Potential sources of fugitive dust on unpaved travel surfaces will be minimized through treatment of recycled asphalt grindings. Unpaved travel surfaces will be monitored by the operator and any potential sources of fugitive dust will be minimized with a truck mounted water apparatus to bind potential fugitive dust sources

**DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of project operations. **MONITORING:** The [DEH, LEA] shall make sure that the project operator complies with the Air Quality requirements of this condition. The [DEH, LEA] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

#### 55. PLN#2-ENCLOSURE

**INTENT:** In order to comply with Section 6975(a)(2) of the Zoning Ordinance. **DESCRIPTION OF REQUIREMENT:** All processing of materials shall be conducted entirely within an enclosed building. Total building floor area on the project site shall not exceed 45,000 square feet in accordance with Section 6975(2)(4) of Zoning Ordinance. Any new buildings shall be in the same architectural style as the steel structure that is shown on approved plot plan. **DOCUMENTATION:** The plot plan shall be reviewed and approved by the Director of Planning & Development Services or designee **TIMING:** The following actions shall occur prior to the approval of any building plan and the issuance of any building permit. **MONITORING:** The [PDS, PCC] shall review to determine compliance with this condition.

#### 56. PLN#3-INSPECTION FEE: [PDS, ZONING][PDS, PCO] [UO][DPR, TC, PP].

**Intent:** In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the Discretionary Permit Inspection Fee at the [PDS, Zoning Counter] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection.

**DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established. **INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: improving all parking areas trails, parks and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

#### 57. PLN#4–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: improving all parking areas trails, parks and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

#### 58. LNDSCP#X–CERTIFICATION OF INSTALLATION

**INTENT:** In order to provide adequate Landscaping that screens the site from I-15 and surrounding properties, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, and the I-15 Corridor Design Guidelines, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the



approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC][DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

#### **59. HAZ-1X- HAZARDOUS MATERIALS MANAGEMENT PLAN: [DPLU, DPW]**

**INTENT:** In order to ensure proper hazardous materials handling, storage, and spill prevention and response measures, a Hazardous Materials Management Plan (HMMP) shall be prepared and submitted to the County of San Diego for review and approval.

**DESCRIPTION OF REQUIREMENT:** The applicant has proposed to prepare a HMMP which will be reviewed and approved by the County of San Diego, and shall include the following components:

- a. The plan shall identify all hazardous materials that will be present on any portion of the construction site, including, but not limited to, fuels, solvents, and petroleum products. The plan shall address storage, use, transportation, and disposal of each hazardous material anticipated to be used at the site. The plan shall establish inspection procedures, storage requirements, storage quantity limits, inventory control, non-hazardous product substitutes, and disposition of excess materials.
- b. The plan shall identify secondary containment and spill prevention countermeasures, as well as a contingency plan to identify potential spill hazards, how to prevent their occurrence, and responses for different quantities of spills that may occur. Secondary containment and countermeasures shall be in place throughout construction so that if any leaks or spills occur, responses will be made immediately.
- c. The plan shall identify materials (and their locations) that will be on site and readily accessible to clean up small spills (i.e., spill kit, absorbent pads, and shovels). Such emergency spill supplies and equipment shall be clearly marked and located adjacent to all areas of work and in construction staging areas. The plan shall identify the spill-response materials that must be maintained in vehicles and substation sites during construction and procedures for- to the appropriate authorities.
- d. The plan shall identify adequate safety and fire suppression devices for construction-related activities involving toxic, flammable, or explosive materials (including refueling construction vehicles and equipment). Such devices shall be readily accessible on the project site, as specified by the County's Fire Department and per the Uniform Building Code and Uniform Fire Code. The plan shall be included as part of all contractor specifications and final construction plans to the satisfaction of the Department of Planning and Land Use. The plan shall also identify requirements for notices to federal and local emergency response authorities, and shall include emergency response plans.
- e. Prior to construction, all contractor and subcontractor personnel shall receive training regarding the components of the HMMP, as well as applicable environmental laws and regulations related to hazardous materials handling, storage, and spill prevention and response measures. The applicant shall designate an environmental field representative who shall be on site to observe, enforce, and document adherence to the plan for all construction activities.

**DOCUMENTATION:** The applicant shall submit a Hazardous Materials Management Plan (HMMP) to the County of San Diego for review and approval. **TIMING:** Prior to occupancy or use of the premises in reliance of this permit, a HMMP shall be submitted to the County for review and approval. **MONITORING:** The County shall review the plan in accordance with this condition and ensure that it is implemented. All measures in the plan shall be adhered to throughout the construction period.

#### 60. PLN#5—SITE CONFORMANCE

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, trails, parks and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Compliance Division]* is responsible for enforcement of this permit.

#### 61. PLN#7—OUTBOUND TRUCK SHIPMENTS:

**INTENT:** In order to comply with the approved Transportation Impact Study Section 6975(a)(4) of the Zoning Ordinance, there shall be no more than an average of two (2) outbound truck shipments of material per day. **DESCRIPTION OF REQUIREMENT:** The outbound truck shipments of material shall not exceed an annual average of two (2) per day with a maximum of 624 within any 365 day period and no more than four (4) per day. **DOCUMENTATION:** The property owner and permittee shall maintain records detailing the date and time of each outbound truck shipment, truck ID number, and name of the hauler. **TIMING:** All records shall be provided within 14 days of request by County staff. **MONITORING:** The *[PDS, Code Compliance Division]* is responsible for enforcement of this permit.

#### 62. NOISE#6—NOISE REQUIREMENT:

**INTENT:** In order to reduce the impacts of the operation of the recycling facility and comply with the acoustical analysis prepared for the Site Plan Permit, the following requirements shall be continued for the life of the permit. **DESCRIPTION OF REQUIREMENT:** No more than two (2) pieces of heavy equipment shall be in operation during any one-hour period. Equipment includes, but is not limited to, wheel loader, dump truck, tub grinder, trommel screen, and crusher. **DOCUMENTATION:** The property owner and permittee shall maintain records detailing the equipment in operation during each one-hour period that the facility is open. **TIMING:** All records shall be provided within 14 days of request by County staff. **MONITORING:** The *[PDS, Code Compliance Division]* is responsible for enforcement of this condition.

**63.NOISE#7. ON-GOING SOUND LEVEL COMPLIANCE: [DPLU, CODES] [OG]**

**Intent:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **Description of Requirement:** The project shall conform to the following requirements:

- a. Recycling processing facility associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.
- b. The operations of any grinder, screen and crusher associated with this Site Plan shall conform to the daytime and nighttime sound level limits for uses pursuant to Section 36.404.
- c. Tub grinder, screen, and crusher operations shall be located at minimum distances of 350 feet to the western habitat boundary line and 465 feet to the southern residential boundary

**Documentation:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [*PDS, Code Compliance Division*] is responsible for enforcement of this permit.

**64.FIRE#3 –OPERATIONS**

**INTENT:** In order to assure fire safety in compliance with the County of San Diego Fire Code. **DESCRIPTION OF REQUIREMENT:** As an ongoing requirement the buildings and roadside fuel management zones, the roads, the gate, and the signage shall be properly maintained. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [County Fire Authority] is responsible for enforcement of this permit.

**65.FIRE#4 –GREENWASTE & COMPOSTING OPERATIONS**

**INTENT:** In order to assure fire safety in compliance with the County of San Diego Fire Code. **DESCRIPTION OF REQUIREMENT:** As an ongoing requirement all greenwaste and composting operations are to be performed in conformance with section 1908 of the County Consolidated Fire Code. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [County Fire Authority] is responsible for enforcement of this permit.

**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:



**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.  
<http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

**DRAINAGE:** The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County

Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**ENCROACHMENT PERMIT REQUIRED:** An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

**EXCAVATION PERMIT REQUIRED:** An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

## SITE PLAN FINDINGS

Pursuant to Section 7160 of the Zoning Ordinance, the following findings in support of the granting of the Site Plan Permit are made:

- a. Standards and Criteria. That the proposed development meets the intent and specific standards and criteria prescribed in pertinent sections of the Zoning Ordinance.

The Project site has zoning designations of General Impact Industrial (M54), Rural Residential (RR) and Limited Agriculture (A-70). The Project is for the construction of a recycling facility that will engage in three forms of recycling: 1) tree waste chipping and grinding; 2) recycling of wood and construction debris ("C&D wood"); and 3) recycling of concrete, asphalt, and inert material from demolition projects ("CDI debris"). The recycling facility will be built on property that is zoned M54. The Project is classified as a Recycling Processing Facility, Light, which is a permitted use in the M54 Zone. Further, the Project will be limited to have no more than an average of two outbound truck shipments of materials per day. In addition, through Condition 25–PLN#1, the Project will be modified

to require the enclosure of the processing area in compliance with Section 6975(a)(2)(i) of the Zoning Ordinance, which requires the processing area to be conducted entirely within an enclosed building if the property on which the facility is located abuts a property zoned or planned for residential. The Project site abuts property zoned or planned for residential use on the east. As modified, the Project will comply with Section 6975 of the Zoning Ordinance. Further, the Project will comply with Sections 6300 through Section 6349 of the Zoning Ordinance because the Project will not have a significant noise impact as demonstrated in the noise analysis prepared for the Project due to the low number of trucks entering and exiting the Project site per day; operational constraint of the recycling facility; and ridgelines and other topographical features located between the facility's equipment and residential uses. In addition, air emissions modeling showed that the estimated maximum daily emissions resulting from the operation of the Project will not exceed the County's threshold for each of the air pollutants. Project design features such as a Dust Management Plan and Odor Impact Minimization Plan are incorporated as conditions of project approval to ensure compliance with the performance standards. Therefore, the Project meets the intent and specific standards and criteria detailed in the Zoning Ordinance.

- b. General Plan. That the proposed development is compatible with the San Diego County General Plan

The Project is located within the Semi-Rural Regional Category and contains lands within the High Impact Industrial (I-3) Land Use Designation. The Project is consistent with the General Plan, the North County Metropolitan Subregional Plan, and the I-15 Design Review Guidelines because it proposes an industrial use consistent with the I-3 Land Use Designation of the property identified in both the General Plan and North County Metropolitan Subregional Plan. Further, the Project will not have significant visual impacts from the I-15 freeway as the Project is set back from I-15 and largely blocked from view by existing topography and surrounding vegetation, and design measures will incorporate existing topography, existing vegetation, and landscaping with native plants to effectively screen the Project.

- c. Waiver of Standards or Criteria. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standard or criteria has been waived.

**ORDINANCE COMPLIANCE AND NOTICES:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any



subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

**DRAINAGE:** The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**ENCROACHMENT PERMIT REQUIRED:** An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

**EXCAVATION PERMIT REQUIRED:** An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

**NOTICE:** To comply with State law, the applicant/owner must file the Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Director, the decision may be appealed to the Planning Commission in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

By:

MARK WARDLAW, Director  
Planning & Development Services

email cc:

Mark Slovick, Deputy Director, PDS  
Ashley Smith, Chief, Project Planning, PDS  
Regina Ochoa, Project Manager, Project Planning, PDS  
Twin Oaks Valley Community Sponsor Group  
Hidden Meadows Community Sponsor Group  
I-15 Design Review Board  
David Hubbard, [DHubbard@gdandb.com](mailto:DHubbard@gdandb.com)  
Karl Gailey, [karlg@hilltopgroupinc.com](mailto:karlg@hilltopgroupinc.com)  
Rick Gittings, [rgittings@hilltopgroupinc.com](mailto:rgittings@hilltopgroupinc.com)  
Mike Strong, City of Escondido, [mstrong@escondido.org](mailto:mstrong@escondido.org)  
Interested Parties that previously requested notification