Attachment D – Public Documentation

FINAL MINUTES: OCTOBER 16, 2019 MEETING OF THE TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

A. ROLL CALL and STATEMENTS and **REVIEW/APPROVAL of MINUTES**

Meeting called to order at 7:02 PM by Farrell. Farrell read the Advisory Roll Statement.
Introduction of new member Joe Bunn.
Present: Sandra Farrell (Chairman), Karen Binns (Vice Chair), Harris Korn (Secretary) and Joe Bunn. Absent: Ana Rosvall and Erin Veit.
Approval of September 2019 Minutes: Motion to approve made by Farrell, seconded by Binns, passed 4-0-0.
Farrell read Public Forum Statement.

B. PUBLIC COMMUNICATIONS

1. Binns called S. Desmond's office regarding trash on Deer Springs Rd. Mesa Rock cleans up every 2 weeks.
2. Donna shared pictures and reported on trucks getting stuck in the private street area of Hardell Ln. and El Paso Alto. Effects 65 property owners who spent $60K on road, takes hours to remove truck. Mobile apps show incorrect route.

C. ACTION ITEMS

1. No. County Environmental Resources Site Plan I-15 Review – Project proposing a high impact recycling facility for wood chipping, construction, demolition, and inert debris on approx. 139 acres along Mesa Rock Rd. in accordance with Zoning and General Plan.
Discussion –David Sibbett from SD Co. Planning Dept. provided information and led a Q&A. Public input ends Oct. 28th, 141 letters received to date. Public concern of 15183 exemption. It is not yet approved and will go through hearing process. Questions if code enforcement will be effective or is applicant missing something in their report. Previous EIR not found acceptable by staff, original plan was for nursery, applicant switched EIR to exemption. BOS directed maps change to I-3 High Impact Industrial on 5-18-05. Need public comment on all of the above to be compiled in written staff report.
Action –

a. Farrell made motion to recommend the Director of County Planning and Development Services not move forward using the 15183 exemption but complete the EIR, bringing the technical studies up to date where appropriate. Seconded by Korn. Passed 4-0-0.
b. Farrell made motion to direct the Chair to submit a FOIA request to the County to discover how the area changed designation (from Ag to High Impact Industrial) during the General Plan update so the public can understand the logic of the County's actions. Seconded by Korn. Passed 4-0-0.
c. Farrell made motion to go on record that the Twin Oaks Valley Community Sponsor Group opposes this project due to the negative impacts on the neighboring community. Seconded by Binns. Passed 4-0-0.
d. Farrell made motion to authorize the Chair to appeal the Director's decision to the Planning Commission if the Director approves the project between meetings of the Sponsor Group to avoid missing the 10-day appeal window. Seconded by Korn. Passed 4-0-0.

2. Parkland Dedication – DPR requests the TOVCSG recommend projects eligible for PLDO funding.
Discussion – Marcus Lubich provided information and led Q&A. There is $3mil appropriated to acquire, design and construct a park for the TOV community. County is looking for 3-5 acre site. Began with 80 parcels identified, narrowed down to 3. If public knows of available parcel contact Mr. Lubich. TOVCSG will be informed when a site is identified and negotiated with property owner. After acquisition there will be public meetings to help identify what community wants.
Action – None at this time.

D. GROUP BUSINESS

1. Announcements/Correspondence: None.
2. Discussion carried from previous month to move meeting start time to 6:30 PM. Conflict with school schedule. Will leave meeting starting time at 7 PM.
3. Subcommittee Buena Creek Road Report: None.
4. Next Regular Meeting: November 20, 2019.
5. Meeting adjourned at 8:29 PM

Respectfully Submitted,

Harris Korn, Secretary

Sakdarak, Souphalak

From: Sibbet, David
Sent: Monday, December 09, 2019 7:56 AM
To: Neufeld, Darin
Cc: Sakdarak, Souphalak
Subject: FW: Hidden Meadows Motion on North County Environmental Resources

See below

From: James Chagala <jchagala@hotmail.com>
Sent: Friday, December 6, 2019 10:04 AM
To: Sibbet, David <David.Sibbet@sdcounty.ca.gov>
Subject: Hidden Meadows Motion on North County Environmental Resources

David,

On October 24, 2019 the Hidden Meadows Sponsor Group heard PDS2019 3500-08-015 and passed the following motion 5-0.

"Recommend denial of the project due to the necessary material for a fully informed decision not being available. The Group would like to re-evaluate the project if an environmental Impact Report can be provided, or at a minimum if, updated Acoustical Analysis, Air quality and Greenhouse Memorandum, Biological Assessment Report, Fire Protection Plan, and Traffic Assessment can be provided."

Jim Chagala

James Chagala & Associates

555 West Country Club Drive, #254

Escondido, CA 92026

760-751-2691

RESPONSES TO PUBLIC COMMENTS

The County received numerous comments on the proposed project and the various technical reports that were prepared to assess the project's impacts. Although neither Public Resources Code section 21083.3 nor CEQA Guidelines section 15183 require the County to respond to public comments, the County provides the following subject matter responses to the topics and issues raised in the public comments.

1. Aesthetics/View Impacts

The project's impacts on Visual Resources were addressed in a Visual Resources Impact Report, posted on the County's website as Appendix B. In that report, the project's potential impacts to visual resources were analyzed from six key views. The analysis concluded that viewer exposure to the Project, which would be located on an existing flat area surrounded by steep slopes, would be minimal due to the existing topography, the Project design and existing features, as well as screening by and blending with maturing native vegetation and landscaping. Visual impacts on the traveler along I-15 and other public roads will be below the level of significance. The proposed structures will not be out of scale with or dominate existing views. Nor will the project disrupt the continuity of the topography or community character of the area. In this location, the community character is one of transitional land uses, including open space and residences interspersed with commercial uses, such as an ARCO gas station, a winery and tasting room, a golf driving range, two retail nurseries, a soil amendment operation, a large retail outlet that sells outdoor patio furniture and fountains, and a storage facility immediately east of I-15. Note also that views in this area are generally dominated by I-15 itself.

Ultimately, the Visual Resources Impact Report concluded that the Project would not have significant visual impacts because: (i) views are transitory from the I-15 freeway and the Project is located above the roadway grade, and thus there will be no substantial adverse effect on a scenic vista; (ii) no physical changes to I-15 are proposed, and thus no substantial damage to scenic resources will occur; (iii) the Project is set back from I-15, and thus largely blocked from view by existing topography and surrounding vegetation; and (iv) design measures will incorporate existing topography, existing vegetation, and landscaping with native plants to effectively screen the Project. The Visual Resources Impact Report also concluded that while residents located east of the project site (i.e., on the other side of I-15) would be able to view the project site, the impacts would not be significant. Therefore, no mitigation is required. Other aesthetic/visual issues are addressed below:

- Some comments expressed disagreement with the County's conclusion that the proposed project will not have visual impacts that are "peculiar" as defined under Public Resources Code section 21083.3(b) and CEQA Guidelines section 15183. These comments assert that the project will have significant impacts on the views currently enjoyed by the residents of the Montreux residential subdivision. As explained in the County's Statement of Reasons and section 15183 checklist, the project was subjected to an

extensive visual impact assessment to determine if it would result in adverse visual effects not otherwise considered in the 2011 GPU EIR. That assessment determined that the project would be located approximately 80 feet above I-15 and set back from the site's east-facing property, thus greatly reducing the extent to which it would be visible from public vantage points. This same assessment showed that the project's landscaping would further screen the recycling facilities from public view. With regard to impacts on views from private residences, such impacts are typically not considered significant under CEQA. (*Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, 493-494.) As stated by the court in *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, "obstruction of a few private views in a project's immediate vicinity is not generally regarded as a significant environmental impact," because under CEQA, "the question is whether a project will affect the environment of persons in general, not whether a project will affect particular persons. (*Banker's Hill v. City of San Diego, supra,* 139 Cal.App.4th at 279.)

- One comment argued that the proposed project will have significant lighting impacts on local residents, including those across I-15 in the Montreux residential development. The comment provides no evidence in support of this assertion. The County has determined that the project's light and glare impacts will be minimal and more importantly, will be adequately controlled by the County's Light Pollution Code and Zoning Ordinance, with which the project must comply.

- The City of Escondido ("Escondido") commented that the 39-lot High Point residential development (Escondido Tract 683-J) is located just west of the project site and "provides many direct sight opportunities into the proposed industrial project site." Escondido states that such views from the High Point development would be adversely affected by the Project. Escondido's comment letter indicates further that the High Point development consists of graded pads, not homes, at this particular point in time. When the County adopted the 2011 GPU and designated the project site as Heavy Industrial (I-3) and zoned it M54, it did so knowing that the property to the west was designated by Escondido for rural residential uses. Thus, the County 2011 GPU and attendant EIR considered the impacts of placing an I-3/M54 land use (the project site) adjacent to a property identified in the Escondido general plan as rural residential. (See 2011 GPU EIR, Land Use, Section 2.9, pp. 2.9-34, 2.9-38, 2.9-48, and 2.9-52 (Map of City of Escondido Sphere of Influence)). Consequently, there is nothing peculiar about the project's view impacts on the High Point development. Further, Escondido has provided no evidence showing that the High Point residences, which do not yet exist, will, in fact, have unobstructed views into the recycling center. Nor did Escondido provide evidence that such views would be adversely affected to a significant degree by the proposed project. Finally, as mentioned above, CEQA does not require a lead agency to assign the same level of significance to *private* views as it does to *public* views. (*Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, 493-494.) As stated by the court in *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, "obstruction of a few private views in a project's

immediate vicinity is not generally regarded as a significant environmental impact," because under CEQA, "the question is whether a project will affect the environment of persons in general, not whether a project will affect particular persons. (*Banker's Hill v. City of San Diego*, *supra*, 139 Cal.App.4th at 279.) In this instance, the County does not find that the project's impacts to views are significant.

- A number of comments have questioned whether the project would eliminate or disturb the "Bear Rock" formation located at the project site, asserting that such an impact would be "peculiar" to the parcel (and thus disqualify the project from the proposed exemption). However, no such impact is expected to occur because the project will avoid Bear Rock and leave it in its current condition. Moreover, the Project is located considerably downslope of Bear Rock and will not impede or adversely affect views of Bear Rock.

- Once commenter stated that storage structures on the project site required greater setbacks to reduce their visibility. Further setbacks, however, are not required, as the storage units would be situated on the site consistent with the County's setback standards.

2. Air Quality/GHG Impacts

The June 2019 Air Quality and Greenhouse Gas Assessment, prepared by Dudek, analyzed potential air quality and greenhouse gas (GHG) impacts from construction and operation of the Project. The Assessment concluded that the Project would not conflict with or obstruct the implementation of local air quality plans because (i) the Project is consistent with the County of San Diego's General Plan land use designation and (ii) land use designations under local general plans are accounted for in local air quality plans, State Implementation Plan, and Regional Air Quality Strategy.

For estimation of construction emissions, the Air Quality assessment assumed that heavy construction equipment would be operating at the site for up to 8 hours per day, 5 days per week during project construction, a 634-square foot covered patio would be demolished as part of the Project, and blasting operations would be required for processing rock onsite. Construction activities would be subject to fugitive dust control measures (including a dust management plan that will be incorporated as a condition of project approval), which would limit fugitive dust that may be generated during grading and construction activities. The estimated maximum daily construction emissions were determined not to exceed the County's screening level thresholds for any criteria pollutant during construction in all construction years.

Emissions generated during the operation of the Project were estimated from landscape maintenance, energy sources, mobile sources, and off-road equipment. Air emissions modeling showed that the estimated maximum daily emissions resulting from the operation of the Project would not exceed the County's threshold for each of the air pollutants. Project design features such as a Dust Management Plan, an Odor Impact plan, and Best Available Control Technology would be incorporated as conditions of project approval to ensure air quality impacts during project operation would remain less than significant.

With respect to evaluating exposure to sensitive receptors, the closest receptor to the Project is a residence 620 feet to the south. Due to the steep terrain between the Project and that closest receptor, and the prevailing wind direction, no toxic air contaminants are expected to impact the closest receptor. No CO hotspots will be formed because the Project will not add trips to any intersection operating at Level of Service (LOS) E or F. (Air Quality Assessment, p. 19.) The Air Quality assessment found that the Project will contribute minimally to criteria air pollutants during construction and operation and thus will not result in a significant impact on human health.

With regard to odor impacts, the Project would implement an Odor Impacts Minimization Plan and numerous project design features, which will make the odor impacts less than significant.

- Some comments questioned whether the proposed project would result in significant or peculiar greenhouse gas (GHG) impacts. To address this issue, an Air Quality and Greenhouse Gas Emissions Assessment was prepared. This assessment concluded that the proposed project's GHG emissions for both construction and operations, would not exceed 900 metric tons of carbon dioxide equivalent (MT CO_2E) per year, which the California Air Pollution Control Officers Association (CAPCOA) recommends as a "screening threshold" when evaluating whether a project would impede the State's GHG reduction goals under AB 32. (Air Quality and GHG Assessment, pp. 28-29.) Specifically, the GHG Assessment determined that the proposed project would emit 378 MT CO_2E per year, including both amortized construction emissions and annual operation emissions, well below the 900 MT CO_2E per year screening threshold. (pp. 35-36.) In addition, the proposed project, as a facility that recycles construction debris, furthers the County's objective of intercepting construction and demolition waste, diverting it away from landfills, and converting it into repurposed materials. (See 2017 Strategic Plan to Reduce Waste, pp. 1-2, 34-35.) Note that the 2017 Strategic Plan to Reduce Waste is part of, and incorporated into, the County's 2018 Climate Action Plan. The assessment also found that the project created no inconsistencies with the County's Climate Action Plan. (See CAP Checklist, as posted on County website.) No comment received by the County has presented substantial evidence to support a contrary conclusion.

- Some comments expressed concern that the project's air quality impacts would cause health effects (COPD, asthma, etc.). The Air Quality Assessment, however, determined that the project's emissions of regulated air pollutants, including particulate matter (PM_{10} and $PM_{2.5}$), were well below County screening standard and state and federal ambient concentration thresholds. For these reasons, the Air Quality Assessment determined the project would not have a significant impact on human health. County staff concurred in this determination.

- A number of comments expressed concern that the project would generate PM_{10} and $PM_{2.5}$ emissions in violation of established, local, state, and federal standards. The Air Quality and Greenhouse Gas Emissions study assessed this issue and determined that the

proposed project, during the construction phase would generate 13.56 pounds per day (ppd) of PM_{10} and 6.91 ppd of $PM_{2.5.}$ These emissions are well below the County thresholds for these two pollutants (100 pounds per day for PM_{10} and 55 pounds per day for $PM_{2.5).}$ Therefore, the project's construction emissions of these pollutants would not be significant. With respect to the project's operational emissions, the Air Quality and Greenhouse Gas Emissions study found that the purposed project would generate 32.35 ppd of $PM_{10,}$ which is well below the County threshold of 100 ppd, and would generate 7.78 ppd of $PM_{2.5}$, also well below the County threshold of 55 ppd. These facts establish that the proposed project would not result in significant PM_{10} or $PM_{2.5}$ emissions.

- Some comments expressed concern regarding dust impacts on neighboring properties. However, based on the Air Quality Assessment, which showed that the proposed project would not exceed the thresholds for PM_{10} or $PM_{2.5}$ – both of which are dust-related pollutants – the County has concluded that the proposed project's dust impacts would be less than significant. Note also that the project would have to comply with Rule 55 of the San Diego County Air Pollution Control District (Fugitive Dust Control) as a condition of approval.

3. Biological Resources Impacts

One comment asserted that the proposed mitigation measures for the project's biology impacts are not specific enough or included in the conditions of approval. As explained in the Section 15183 Checklist, the project's impacts are consistent with those considered in the 2011 GPU EIR and are subject to the mitigation measures the County adopted when it certified that EIR, specifically BIO 1.5 and Bio 1.6. In addition, the project will mitigate its impacts through on-site and off-site preservation. Finally, the project will also require a Habitat Loss Permit (HLP) for impacts to Diegan coastal sage scrub, mafic southern mixed chaparral, and other vegetative communities. The HLP sets forth specific mitigation ratios for impacts to each habitat type. The HLP and the other County-imposed mitigation measures provide specific, well defined, and sufficient mechanisms to reduce the project's biological impacts to less than significant.

One comment requested that the County impose additional mitigation for the project's biological impacts on grounds that portions of the project site had been illegally graded in the past. The County finds no CEQA justification for imposing mitigation over and above what is required under the proposed Habit Loss Permit (HLP). As explained, in the draft HLP, the applicant must mitigate at a 3:1 ratio the Diegan coastal sage scrub that was lost through unauthorized grading and mitigate at a 4:1 ratio the mafic southern mixed chaparral that was lost through unauthorized grading. Both mitigation measures are consistent with the mitigation measures the County adopted when it certified that 2011 GPU EIR, specifically BIO 1.5 and Bio 1.6.

4. Fire-Related Impacts

Some comments contended that the project constitutes a fire risk and may increase the likelihood of wildland fires. These issues were addressed in the Fire Protection Plan (FPP) for the project, which was reviewed and approved by the Deer Springs Fire Protection District (DSFPD). Per the FPP, the project applicant must install and maintain a water tank of at least 20,000 gallons that meets the requirements and specifications of the DSFPD. The applicant has decided to install a water tank with a 100,000-gallon capacity, exceeding this requirement. The water tank must also include a fire department connection consistent with County Fire Code section 903.3.2 and County policy.

In addition, the project applicant must install fire hydrants at locations determined by the Fire Marshall to meet operational needs, as set forth in County Fire Code Table 903.4.2-B. The FPP also dictates the location, dimensions, and conditions of fire access roads. The project, per the FPP, must use ignition resistant materials for all buildings and install an automatic fire sprinkler system that complies with NFPA 13 standards and includes a "Knox Box." Finally, the FPP requires that the project create and maintain a "defensible space" around the facility. That defensible space must include a fuel break of 100 feet where brush and weeds have been cleared away from structures and 30 feet from the edge of the access road. These measures are intended to ensure that the project is not a source of fire ignition. For these reasons, the County concludes that the project did not pose a peculiar or significant wildfire risk.

5. Hazardous Materials Impacts

Some comments expressed concern that the proposed project could result in the handling and discharge of hazardous materials, including asbestos. As explained in the Section 15183 Checklist, the proposed project will not accept, handle, process, dispose of or produce asbestos or any other hazardous material or hazardous waste. To ensure no hazardous materials are processed at the facility, the project will implement a Hazardous Materials Program and Hazardous Load Check Program. The project will also be subject to regulatory oversight by the San Diego County Department of Environmental Health, Hazardous Materials Division.

6. Hydrology/Water Quality Impacts

Some comments questioned whether the proposed project would cause peculiar or significant impacts on hydrology and stormwater runoff. The County required the applicant to conduct a Drainage Study for purposes of demonstrating the project's ability to comply with the County's current Municipal (MS-4) stormwater permit and Watershed Protection Ordinance (WPO). That study, which showed the project could achieve MS-4 and WPO compliance, also includes a Stormwater Quality Management Plan (SWQMP), which was reviewed by County staff and found to be adequate. Based on these facts, the proposed project is not expected to cause peculiar or significant hydrological or stormwater impacts.

One comment questioned whether the proposed project would result in significant deposition of silt into local waterways. The aforementioned Drainage Study and SWQMP demonstrate that the Project will control discharge of silt/sediment to the extent required under the County's MS-4 permit. Specifically, the SWQMP requires that the applicant implement site design measures, source control Best Management Practices (BMPs), and/or structural BMPs (including installation of bio-retention basins) to reduce potential pollutants, including sediment, from being discharged to local drainages and waterways. The SWQMP would ensure that the project complies with County's WPO as well.

A number of comments sought clarification regarding how the project's water demands would be met. As indicated in the Statement of Reasons, the project would receive its water from the Vallecitos Water District, which has provided the County with a Service Availability Letter, indicating that it has sufficient water to supply the project. Note that while the project initially intended to supply a portion of its water needs through on-site groundwater pumping, the applicant has since decided to secure all water from the municipal water purveyor, i.e., Vallecitos Water District.

7. Land Use Impacts/Zoning Consistency Impacts

One comment asserted that the County's review of the project is inadequate because it addresses the applicant's intended use rather than the "maximum permitted use." The applicant determined the scope of the proposed project by setting forth a project description. The project description then forms the basis of the County's analysis of the potential impacts from the proposed project, while conditions of approval will ensure the project's operations do not exceed this proposed scope.

A number of comments contended that the project is "peculiar" because it proposes an industrial use on a parcel that is adjacent to land with residential land use designations. It should be noted that the project site was designated and zoned for heavy industrial uses as part of the 2011 GPU.

A number of comments stated that the project site is an inappropriate location for a construction debris recycling facility. As stated above, the project site has been designated and zoned for industrial uses since 2011, when the County approved the General Plan Update.

Numerous commenters asserted that the proposed project would cause their property values to drop and asked the County to evaluate this impact. CEQA, however, does not recognize changes in property values as an environmental impact and thus does not require that it be analyzed.

One comment asserted that while the Acoustical Study and the County's Statement of Reasons claim that the project will export 48 tons of material per day, resulting in only two outbound truck trips per day, the Statement of Reasons also states that the proposed project could lawfully be permitted to "export" up to 174 tons of finished product per day, requiring eight truck trips. This in not correct. The Statement of Reasons indicates that current

regulations allow recycling facilities to *"process"* – not "export" – 174 tons of C&D Wood debris and/or CDI debris per day. (Statement of Reasons, p. 2.) This is not a daily maximum for this particular project, but the maximum allowed at any Medium Volume Construction and Demolition/Inert Debris Processing Facilities in the County. (See 14 Cal.Code Regs. §§ 17381(t) and 17383.5.)[1] The proposed Project would stay well within this *processing* maximum. More importantly, the proposed Project would "export" approximately 48 tons (average) of finished product per day, requiring two truck trips per day. (Statement of Reasons, p. 2.) Thus, the acoustical analysis, traffic study, and air quality and greenhouse gas memorandum used the correct assumptions for purposes of assessing the Project's impacts.

Some comments questioned whether the proposed project is consistent with the land use and zoning designations that apply to the site. As explained in the Statement of Reasons, the project site has a land use designation of High Impact Industrial (I-3) and a zoning classification of General Impact Industrial (M54) with a "B" Special Area Designator. Pursuant to these designations and classifications, the proposed recycling facility is authorized as a matter of right and does not require a general plan amendment, zone change, or use permit.

The City of Escondido ("Escondido") commented that it is concerned about the subject property's High Impact Industrial (I-3) land use designation and M54 zoning classification. Escondido then commented that the project site is within its sphere of influence and is designated as rural residential in the Escondido General Plan. According to Escondido, its preferred land use and zoning designation for the site is more consistent with the surrounding development pattern than the land use and zoning imposed by the County. It is important to note, however, that the subject property lies within the land use jurisdiction of the County, not Escondido, and is thus subject to the County's General Plan and zoning code, not those of Escondido. Moreover, the site has been designated and zoned for industrial uses since 2011.

8. Noise/Vibration Impacts

The noise impacts of the construction and operation of the Project have been analyzed in the Noise Assessment Report, prepared by Ldn Consulting, Inc., and Supplementary Noise Technical Analysis, prepared by Dudek.

The Supplementary Noise Technical Analysis, dated May 2019, assessed worst-case conditions by modeling the noise generated by the two pieces of equipment with the highest continual noise levels operating simultaneously. Based on this modeling, the Noise Technical Analysis determined that the Project would not result in any significant noise impacts.

In addition, the Noise Technical Analysis found that the Project would have no significant groundborne noise or vibration impacts during either construction or operation. The analysis

[1] 14 Cal.Code Regs. Section 17381(t) defines "Medium Volume Construction and Demolition/Inert (CDI) Debris Processing Facility" as a site that "receives at least 25 tons per operating day and less than 175 tons per operating day of any combination of C&D debris and Type A inert debris for the purposes of storage, handling, transfer, or processing."

also determined that Project Design Feature PDF N-1, incorporated as a condition of approval, would ensure that any vibration impacts due to blasting would be less than significant.

Additional responses to more specific noise and vibration comments are provided below:

- A number of commenters stated that local atmospheric/meteorological conditions – such as wind, temperature, and humidity – could amplify noise levels. By way of response, while it is true that such conditions can occasionally amplify noise, they can also dampen noise. More importantly, such conditions are highly variable, uncertain, and often short-lived, which makes them difficult to measure or include in a noise model or calculation for a given project. It should be kept in mind, however, that the primary factors for determining sound levels at a given location are ***distance*** from the noise source and intervening ***topography***. Thus, distance measuring, coupled with an assessment of intervening topographical features, is the accepted methodological approach used by acoustical experts when assessing noise levels, and is also consistent with the County's guidelines for determining the significance of noise impacts. This is the methodology used in this case. Atmospheric variables are not likely to have a material impact on the noise levels determined through the distance calculation.

- One comment stated that the acoustical analysis should have assumed that the project's wheeled loader, dump truck, tab grinder, trammel screen, and crusher were all operating simultaneously. According to the comment, this is the only way to conduct a "worst-case" analysis. As noted in the acoustical analysis, the noise model assumed that the two pieces of equipment with the highest continual noise levels would operate simultaneously. Such an assumption does, in fact, constitute a worst-case scenario because, due to the low amount of product throughput at the project site and a small work staff, no more than two (2) pieces of equipment would be operating during any one-hour period.

- Some commenters stated that the proposed project would generate significant amounts of noise and violate certain provisions of the County Noise Ordinance. The Acoustical Analysis determined that due to (i) the low number of trucks entering and exiting the project site; (ii) operational constraints of the recycling facility; (iii) ridgelines and other topographical features that are located between the facility's equipment and residential uses; and (iv) the lot line boundary adjustment that puts greater distance between the facility and land zoned for residential uses, the project would not generate noise in excess of any standard set forth in the County's Noise Ordinance.

- Numerous comments expressed concern that blasting associated with construction of the project would disrupt local residents. According to the Acoustical Analysis, blasting would not take place within 400 feet of noise-sensitive or vibration-sensitive land uses. This will be a condition of project approval. In addition, all blasting activities must be conducted in a manner, and with the necessary controls, to comply with the San Diego

County Noise Ordinance, including the noise levels set forth in Section 36.409 and 36.410.

- Numerous comments asserted that the project, by starting its daily operations at 5 a.m., would violate the County Noise Policy N-5.2. However, Noise Policy N-5.2 provides that noise-generating industrial facilities be located at the maximum practical distance from residential zones, and that setbacks should be imposed between noise generating equipment and sensitive uses. The proposed project is consistent with this policy, as evidenced by the information set forth in the Acoustical Analysis. Policy N-5.2 also provides that the County should "limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses." The project is consistent with this Policy as well. Specifically, the Acoustical Analysis shows that the project noise levels would not exceed daytime or nighttime noise thresholds for those residential uses located nearest the project site. For example, the Acoustical Analysis determined that the project's operational noise levels would be below the nighttime threshold of 57.5 dBA at all surrounding properties were residential uses are allowed, with one exception.[2] That exception is the Caltrans parcel directly east of the project site, which is planned and zoned for residential use. Project-related noise at that location would be 58 dBA, just above the 57.5 dBA threshold. However, the Caltrans parcel, which is zoned A-70 (Limited Agricultural), is located immediately west of I-15 and is on a steep slope. Due to Caltrans' ownership of the parcel, and its steep slope, it is unlikely that residential uses would ever be placed on this property. Moreover, because the Caltrans parcel is located immediately adjacent to I-15, traffic noise from the freeway has the potential to mask the noise coming from the project. Specifically, while project-generated noise at the Caltrans parcel could reach 58 dBA, freeway noise at the Caltrans parcel are estimated to range between 69 and 78 dBA at most times of the day, based on standard noise assumptions for roadways with more than 10,000 average daily trips. (See email from Mike Greene, certified Acoustician, dated April 22, 2020, forwarded to County staff on April 23, 2020.) For all the reasons discussed above, the project would not have a significant noise impact. Note also that the project is consistent with the County's Noise Ordinance.

- The City of Escondido commented that operation of the proposed project could have significant noise impacts on the High Point residential development west of the project site. According to the Acoustical Analysis, the project's operational noise levels at the boundary of the biological open space west of the recycling facility would be 64.7 dBA, which is below the County's industrial noise standard of 75 dBA. In addition, the High Point property line is located another 750 to 800 feet west of the project/biological open space boundary. Thus, after accounting for distance-related sound attenuation, the sound levels at the High Point property line would be substantially less than 64.7 dBA and would not exceed County standards. This is not a significant or peculiar impact.

[2] The nighttime threshold was used because the project will operate from 5 a.m. to 7 p.m., and two of those hours – 5 a.m. to 7 a.m. – fall within the definition of "nighttime" for purposes of regulating noise.

- The Acoustical Analysis also determined that residential uses to the east of the project site, all of which are located more than 1500 feet away, would not receive project-related noise in excess of County standards.

9. Odor

Numerous comments expressed concern that the proposed project would create odors that neighboring residents and landowners would find offensive. As state above, the project would only process construction debris not household refuse. Therefore, the risk of offensive odors is low. Nevertheless, because the NCER facility will accept and process tree waste, it has the potential to generate odors that neighboring residents might find offensive. Though the potential for this impact is low, the County has required that the applicant prepare and implement an Odor Impacts Minimization Plan (OIMP) that complies with Title 14 California Code of Regulations, Division 7, Chapter 3.1, section 17863.4. This OIMP shall include an odor monitoring protocol, identification of potential odor receptors, a description of meteorological conditions that would affect the movement of odors, a response protocol, and design considerations intended to minimize odors. The County has concluded that with implementation of the OIMP, along with subsequent incorporation of odor-reducing/odor-avoiding Best Management Practices, the project will not result in significant odor-related impacts.

10. Traffic/Road Safety Impacts

In the Preliminary Traffic Assessment prepared by RBF, the County analyzed daily traffic volumes, roadway segments, and peak hour intersection operations, to determine traffic impacts from the Project. It concluded that the Project generated trips would be below the County's minimum threshold and significance criteria. The Project will be subject to the payment of Traffic Impact Fees addressing cumulative impacts that may occur in the vicinity of the Project site.

- Numerous comments expressed concerns over the traffic impacts of the proposed project. The County investigated this issue and made the following determinations:
    - The project, including anticipated truck traffic, would generate 110 passenger car equivalent (PCE) average daily trips (ADTs).
    - Using SANDAG's 2035 traffic volumes, all intersections and road segments would continue to operate at level of service (LOS) D or better with the Project.
    - The additional 110 PCE ADTs from the Project do not exceed the 2,400 ADT (or 200 peak hour trips) required for study under the region's Congestion Management Program as developed by SANDAG.
    - The Project would add only 29 trips during the a.m. peak and only 32 trips during the p.m. peak.

Based on this evidence, the County concluded the Project would not result in any peculiar or significant impacts on traffic or transportation. In addition, some commenters questioned

whether the ambient traffic counts were outdated and thus provided an inappropriate baseline for assessing the project's traffic contribution. However, as noted above the ambient traffic levels were derived from SANDAG's regional Congestion Management Program and account for growth up through 2035.

One commenter also stated that the project will be widening a portion of Mesa Rock Road to address a significant traffic impact, and that, for this reason, an EIR is required. That is incorrect. Mesa Rock Road is being widened to update the road's dimensions and bring them into compliance with current County standards. There are no significant, project-related traffic impacts on Mesa Rock Road.

11. Vectors

One comment stated that the Project could cause pests and related vectors to be released into the environment. Given that the proposed project will receive and process construction debris exclusively, the risk of vectors being released is low. However, because the facility will be receiving green waste in the form of tree waste, the County is requiring the applicant to prepare and implement an Integrated Pest Management (IPM) plan. The applicant has prepared the IPM plan and the County has reviewed and approved it. Based on these facts, the County has concluded that the project will not have a peculiar or significant impact on vector transmission.

12. Project's Eligibility for Exemption Under CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3(b).

A number of commenters questioned whether the proposed project is eligible for exemption under CEQA Guidelines Section 15183, asserting that the Section 15183 exemption applies to residential projects, not industrial projects like NCER. Section 15183, however, is not limited to residential projects. Instead, the text of section 15183 refers generally to "development projects." The term "residential" does not appear anywhere in the text of this guidelines section. The California Resources Agency, which drafted and, along with the Office of Planning and Research, adopted section 15183, is explicit when it intends to restrict a particular guideline or exemption to residential projects or other projects of a specific type. See for example, CEQA Guideline sections 15179.5 and 15182, both of which make specific references to "residential," "commercial," and mixed-used" projects, whereas section 15183 does. In addition, no published court opinion has held that section 15183 applies only to residential projects. To the contrary, California courts have cited section 15183 in a variety of contexts, including a project that consisted of an airport land use plan. (*Muzzy Ranch Co. v. Solano County Airport Land Use Commission* (2007) 41 Cal.4th 372, 388-389, n.7.)

More importantly, section 15183 implements and derives from Public Resources Code section 21083.3, subsection (b), which provides as follows:

> If a project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be

> limited to the effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

As the quoted text indicates, any development project that is consistent with a local agency's general plan is exempt from CEQA so long as the general plan in question was the subject of a certified EIR. The only exception to the exemption is when there is evidence that the proposed project – despite its consistency with the general plan – exhibits the potential to cause impacts "peculiar to the parcel or the project" that "were not addressed as significant effects in the prior environmental impact report." Not only is this language nearly identical to that used in Guidelines section 15183, it makes no reference to residential projects and provides an independent basis for the exemption applied to the current project under review (NCER). Note also that the proposed project does not seek approval for any intensity of use beyond what the existing land use and zoning designations allow.

- Other comments expressed the opinion that the project did not qualify for a section 15183 exemption because the project requires site plan approval and a boundary adjustment and must meet or comply with a number of development criteria. By way of response, to qualify as exempt under Public Resources Code section 21083.3(b) and/or CEQA Guidelines section 15183, a project need only establish that it is consistent with the general plan and complies with the land use designation and underlying zoning of the subject parcel. That an otherwise-eligible project may also require subsidiary entitlements (e.g., site plan approval) or may be subject to additional development or operational conditions is not material to whether the project qualifies for review under section 15183. In fact, section 15183 applies even when the project in question must implement mitigation measures to address significant impacts. So long as the mitigation measures derive from the lead agency's uniform standards and policies, these can be applied to the project without disqualifying the project from the exemption.

- Some comments question why the County, which initially indicated that the project would require an EIR, later changed course and decided that the project could be processed via Public Resources Code section 21083.3(b) and CEQA Guidelines section 15183. In this case, after the initial EIR technical studies for the project were prepared, it became apparent that the project could be processed under Public Resources Code section 21083.3(b) and Guidelines section 15183.[3] Thus, while the County may have initially required an EIR for the project, the data generated through the various technical studies showed that the project would result in no "peculiar" impacts not previously address in the 2011 GPU EIR. Moreover, the technical studies indicated that the project would not result in any significant effect that could not be mitigated through the imposition of uniform standards or policies.

[3] The project's technical studies addressed a variety of topics, including aesthetics, air quality, biological resources, hazards and hazardous substances, hydrology, public services, traffic, GHG emissions, public utilities, energy use, water quality, noise, and cultural resources.

- Some comments have claimed that the technical studies on which the County relies on to apply section 15183 are outdated or inadequate. The County disagrees, and notes that no evidence has been submitted showing that the technical studies are insufficient or otherwise incapable of supporting the County's decision to process the proposed project as exempt under Public Resources Code section 21083.3(b) and/or CEQA Guidelines section 15183. The technical studies required and reviewed by the County provide substantial evidence that the project qualifies for the 15183 exemption from CEQA.

- A number of commenters asserted that the project would have significant offsite and/or cumulative impacts and that as a result, the project is not eligible for exemption under section 15183. The County disagrees. County staff assessed the proposed project for potentially significant off-site and/or cumulative impacts and, based on that analysis, concluded no such impacts would result. None of the public comments submitted to the County identified any specific off-site impact of the project that would be significant and not mitigable through the County's uniformly applied mitigation measures. Nor did any comment identify any significant cumulative impact to which the project would make a cumulatively considerable contribution. Therefore, the project would not cause a significant off-site and/or cumulative impact such that the project would be ineligible for the CEQA exemption provided under Public Resources Code section 21083.3(b) and/or CEQA Guidelines section 15183.

- One comment stated that the project does not qualify for the proposed exemption because "substantial new information" shows that the project will result in more severe impacts that those analyzed and contemplated in the 2011 GPU EIR – the document that addressed the impacts of designating the project site for Heavy Industrial uses. The comment, however, did not identify any "substantial new information" demonstrating that the project will result in impacts more severe than those anticipated and studied in the 2011 GPU EIR. For these reasons, the County confirms its conclusion that there is no substantial evidence of any impact that would disqualify the project from review under Public Resources Code section 21083.3 and CEQA Guidelines section 15183.

- One comment asserted that the project does not qualify for the proposed exemption because the project will not implement all of the mitigation measures set forth in the 2011 GPU EIR. The relevant test is whether the proposed project would result in impacts peculiar to its implementation or operation, or to the site itself, that were not addressed as significant impacts in the 2011 GPU EIR when the industrial land use and zoning designations were applied to the parcel(s) in question, or that there is new information showing more severe significant impacts than discussed in the prior EIR. The County thoroughly examined the project with this threshold question in mind. Through its review of the various technical studies prepared for the Project, the County determined that there were no such "peculiar" impacts, and that to the extent the Project would result in any significant impacts at all, those could be mitigated to a less than significant level through the application of standard mitigation measures, including those set forth in the 2011 GPU EIR. Thus, the Project remains eligible for the exemption.

- The key inquiry for the project is whether the County possesses sufficient information to determine whether the project qualifies for review under Public Resources Code section 21083.3 and/or CEQA Guidelines section 15183. That inquiry will necessarily be different from and less intense than the kind of impact analysis typically required of an EIR. In this particular instance, the County completed a high level of environmental review, resulting in numerous technical studies and impact-specific memoranda. The Project has been fully assessed and there is no substantial evidence showing that the Project would result in peculiar impacts disqualifying it from review under CEQA Guidelines section 15183.

- Some comments expressed a desire for the County to prepare a project specific EIR. However, Public Resources Code section 21083.3(b) and CEQA Guidelines section 15183 constrain the County's ability to require an EIR for any project that is consistent with the general plan and zoning code designations for the parcels in question. In this case, the project site is designated for heavy industrial uses and expressly allows recycling facilities such as the one proposed here. Therefore, the County may not require an EIR for the project unless there is evidence to indicate that the project or the project site would result in peculiar impacts not contemplated in the 2011 GPU EIR. Even if such impacts are identified, the County may not require a new EIR if the impacts in question can be mitigated through uniformly applied measures and standards. (CEQA Guidelines §15183.) In this case, the County, after much review of the technical data, determined that the Project met the qualifying criteria under Public Resources Code section 21083.3(b) and Guidelines section 15183. Hence, no EIR was required.

- Some comments stated that the County, in processing the project under Public Resources Code section 21083.3 and Guidelines section 15183, was improperly limiting public participation. The County disagrees. CEQA does not require projects that qualify for review under Public Resources Code section 21083.3 and Guidelines section 15183 to complete a public review and comment process. In this particular case, however, the County released the various technical reports for public review and invited the public to comment on the Project, consistent with past and current County practice. The County also held a public meeting at which County staff explained the process and notified the attendees that they could submit comments on the Project. These facts indicate that the County did not unlawfully limit public participation but rather provided numerous opportunities for public input beyond what CEQA requires.

13. Age of Technical Reports and Existing Conditions Baseline

Some comments questioned whether the County could rely on technical reports that are more than five years old. By way of response, there is nothing inherently unreliable about technical reports that are five or more years old. In many cases, the resource(s) under review do not change rapidly over time and there is no need to re-prepare a technical report provided

the project itself stays the same. Moreover, the County required the applicant to review each study prior to final submission to ensure that the information, analyses, and conclusions remained valid. County staff then independently reviewed the studies themselves and, where required, updates to the studies were prepared. Thus, it is incorrect to assume that the various technical reports prepared for the project are outdated or provide inaccurate information. The County made a concentrated effort to ensure that the studies and reports in question were sufficient to allow the County decisionmakers to determine whether the project did or did not qualify for the proposed exemption. The County also notes that none of the comments identified any particular deficiency in the technical reports or came forward with information indicating that conditions at the site had materially changed since the technical reports in question had been prepared.

One comment contended that the County failed to use the proper "existing conditions" baseline when it conducted its analysis of the project, citing CEQA Guidelines section 15125, subdivision (a). It must be remembered, however, that section 15125, subdivision (a), applies to projects for which an EIR is required. Here, section 15125(a) does not apply to the 15183 process. But if it did apply, the operative date for determining the existing conditions baseline would be September 12, 2014, the date of the County's Notice of Preparation. And while the County ultimately determined that the project qualified for an exemption under section 15183 and did not require an EIR, the NOP date is still instructive for purposes of determining the proper existing conditions baseline. In this case, the County issued the NOP on September 12, 2014. Since that time, the County has required new or updated studies on each relevant resource and/or impact category. To the extent the applicant submitted studies prepared prior to the NOP, the County required that they be reviewed in light of current conditions to ensure their assumptions, descriptions, analyses and conclusions were still valid.

ATTACHMENT

From:	David Hubbard
To:	Ochoa, Regina; Kazmer, Gregory; Slovick, Mark; Neufeld, Darin
Subject:	FW: NCER Project -- Noise question
Date:	Wednesday, May 20, 2020 11:22:40 AM
Attachments:	SD County I15 Noise Contours.pdf LEQ to CNEL Calculations.pdf

Here are the attachments.

From: Michael Greene <mgreene@dudek.com>
Sent: Wednesday, April 22, 2020 9:27 AM
To: David Hubbard <DHubbard@gdandb.com>
Cc: Alexandra Martini <amartini@dudek.com>
Subject: RE: NCER Project -- Noise question

Hi David, I've located the following information from a report prepared for the County of San Diego's General Plan Update EIR (2011):
https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/environmental.html

Please see the attached, which is a portion of the Appendix F Noise Technical Report. The highlighted lines (the PDF tool I am using didn't let me select just one row, but the results we care about are the same) show the portion of the I-15 that is adjacent to the project site.

As you will note, at 100 feet from the I-15 centerline on the southbound side, the predicted 24-hour weighted average noise level (CNEL) is 81.6 dBA. This location would be just about at the toe-of-slope of the embankment. At a distance of 375 feet, which I believe would be well into the project site, beyond the Caltrans parcel in question, the noise level is estimated to be approximately 75 dBA CNEL. It should be noted that because the noise contour calculations do not account for noise reduction from terrain, this last estimate is overly high (Ldn's ambient noise measurement, approximately 400 feet from the I-15 centerline, was approximately 58 dBA L_{eq}). However, the Caltrans parcel is on the downslope facing the freeway and thus would not have the benefit of terrain shielding; thus, it is anticipated that the ambient noise level on the Caltrans parcel would be within the 75 dBA CNEL noise contour. The noise levels during the early AM and daytime hours (the period of interest) would vary throughout the day. Based upon the attached calculations, which use typical changes in traffic volume flow throughout a 24-hour period for roadways with Average Daily Traffic volumes above 10,000, the daytime hourly average noise levels would range from approximately 69 to 78 dBA L_{eq}, assuming a 24-hour weighted average level of 78 dBA CNEL (i.e., a level that is over 75 dBA CNEL but less than 81.6 dBA CNEL – somewhere roughly in the middle portion of the Caltrans parcel).

Please let me know if you have any further questions.

Thanks,

Mike Greene, INCE Bd. Cert.
Environmental Specialist / Acoustician
1 SW Columbia Street, Suite 1500
Portland, OR 97258
o: (949) 373 8317 / m: (949) 373 8317
mgreene@dudek.com

www.dudek.com

From: David Hubbard <DHubbard@gdandb.com>
Sent: Tuesday, April 21, 2020 11:22 AM
To: Michael Greene <mgreene@dudek.com>
Subject: NCER Project -- Noise question

Mike:

I've got a quick question regarding the NCER project. You may recall that Caltrans owns a parcel between the project site and the I-15 freeway, and that project-related noise levels at the boundary with the Caltrans parcel would be slightly over the County residential noise threshold. I believe the noise study concluded that this would not be a significant effect because (i) the parcel is owned by Caltrans and there are no homes on it, (ii) the parcel is steeply sloped and thus not likely to be developed for residential uses, and (iii) the parcel is immediately adjacent to the I-15, which likely generates higher noise levels on the parcel than the project would. It's point (iii) that I am interested in. Is there a way for you to determine what the I-15 noise impacts on the Caltrans parcel would be, during the 5 a.m. to 7 p.m. timeframe? Let me know if you have questions.

David Hubbard
760.431.9501
www.gdandb.com

G | D | B Gatzke Dillon & Ballance LLP
L A W Y E R S

NOTICE: This communication and any attached document(s) are privileged and confidential. In addition, any disclosure of this transmission does not compromise or waive the attorney-client privilege or the work product doctrine. If you have received this communication in error, please delete it and contact me at dhubbard@gdandb.com.

Worksheet: CNEL From Short-Term Sample

Project:	**NCER Hilltop**				**Peak-Noise**	
INPUT:	**Selected Hour:**	**77.3** **dBA (L_{eq})**	**Selected Hr:**	**7** **(Hrs 1-24)**	**Hour Leq:**	**77.6 (dBA Leq)**

1-Hour Period Beginning at:	Percent of ADT Flow (assume >= 10,000 ADT)	Change From Hr: 7 (Assumed Pk-Noise Hr.)	Expected $L_{eq}(H)$	Resultant 24-hr. L_{eq}	Weighting for CNEL	Adjusted $L_{eq}(H)$	Resultant CNEL	Weighting for L_{dn}	Adjusted $L_{eq}(H)$	Resultant L_{dn}
0100	0.8	-10.5	66.8	**74.0**	10	76.8	**78.0**	10	76.8	**77.6**
0200	0.6	-11.7	65.6		10	75.6		10	75.6	
0300	0.4	-13.5	63.8		10	73.8		10	73.8	
0400	0.5	-12.5	64.8		10	74.8		10	74.8	
0500	1.2	-8.7	68.6		10	78.6		10	78.6	
0600	5.3	-2.3	75.0		10	85.0		10	85.0	
0700	8.9	0.0	77.3		0	77.3		0	77.3	
0800	5.8	-1.9	75.4		0	75.4		0	75.4	
0900	4.6	-2.9	74.4		0	74.4		0	74.4	
1000	4.5	-3.0	74.3		0	74.3		0	74.3	
1100	4.7	-2.8	74.5		0	74.5		0	74.5	
1200	4.8	-2.7	74.6		0	74.6		0	74.6	
1300	4.9	-2.6	74.7		0	74.7		0	74.7	
1400	5.2	-2.3	75.0		0	75.0		0	75.0	
1500	6.8	-1.2	76.1		0	76.1		0	76.1	
1600	9.5	0.3	77.6		0	77.6		0	77.6	
1700	8.9	0.0	77.3		0	77.3		0	77.3	
1800	6	-1.7	75.6		0	75.6		0	75.6	
1900	4.4	-3.1	74.2		5	79.2		0	74.2	
2000	3.4	-4.2	73.1		5	78.1		0	73.1	
2100	2.9	-4.9	72.4		5	77.4		0	72.4	
2200	2.3	-5.9	71.4		10	81.4		10	81.4	
2300	2	-6.5	70.8		10	80.8		10	80.8	
2400	1.4	-8.0	69.3		10	79.3		10	79.3	

APPENDIX F
NOISE TECHNICAL REPORT

Noise Technical Report

for the County of San Diego

General Plan Update

Prepared for:

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA, 92123

Prepared by:

PBS&J
9275 Sky Park Court, Suite 200
San Diego, California 92123

May 21, 2009

Appendix B

Traffic Noise Levels

Roadway			Number Lanes	Peak Hour Traffic		ADT	Vehicle Mix				Speed							CNEL	Distance to dBA Contour Line (feet)				
Street Name	Segment						MDT	HDT	%MDT	%HDT													
	From	To		AM	PM							UNIQUE_ID	OLOS	IFC	IMED	HOV	TNM Code	100 feet	75 CNEL	70 CNEL	65 CNEL	60 CNEL	55 CNEL
HUTCHISON	BLACKWELL	MASON	2	477	791	5748	172	115	3%	2%	30	1911	3	5	1	0	LC	61.2	–	–	42	132	315
HUTCHISON	EAST VISTA	BLACKWELL	2	485	791	5869	176	117	3%	2%	30	1915	3	5	1	0	LC	61.2	–	–	42	132	315
I-15 HOV NB	SR-163 NB	SR-163	9	-10	3200	25363	761	1268	3%	5%	65	1274	3	1	2	0	HOV	0	0	0	0	0	0
I-15 HOV NB	SR-163 NB	SR-163	9	-10	3200	25363	761	1268	3%	5%	65	1308	3	1	2	0	HOV	0	0	0	0	0	0
I-15 HOV SB	POMERADO	POMERADO	2	1402	-10	16720	502	836	3%	5%	65	1268	2	1	2	0	4F	78.8	214	500	988	1925	3750
I-15 HOV SB	POMERADO	POMERADO	2	1402	-10	16720	502	836	3%	5%	65	1305	2	1	2	0	4F	78.8	214	500	988	1925	3750
I-15 NB	POMERADO	POMERADO	6	11437	10116	151219	4537	7561	3%	5%	65	1277	11	1	1	1	12FHOV	83.7	538	1071	2000	3889	7250
I-15 NB	POMERADO	POMERADO	6	11437	10116	151219	4537	7561	3%	5%	65	1288	11	1	1	1	12FHOV	83.7	538	1071	2000	3889	7250
I-15 NB	POMERADO	POMERADO	6	11792	11050	162466	4874	8123	3%	5%	65	1299	11	1	1	1	12FHOV	83.7	538	1071	2000	3889	7250
I-15 NB	POMERADO	CARROLL CANYON	5	12979	11160	166543	4996	8327	3%	5%	65	1306	11	1	1	1	10FHOV	83.1	479	950	1825	3550	6714
I-15 NB	CENTRE CITY	CITRACADO	5	6277	9492	116192	3486	5810	3%	5%	65	1584	5	1	1	0	10F	82.5	438	873	1680	3227	6214
I-15 NB	CITRACADO	CITRACADO	5	6216	9012	113255	3398	5663	3%	5%	65	1596	4	1	1	0	10F	82.5	438	873	1680	3227	6214
I-15 NB	CITRACADO	09TH	5	6347	9138	116347	3490	5817	3%	5%	65	1621	4	1	1	0	10F	82.5	438	873	1680	3227	6214
I-15 NB	09TH	09TH	4	5843	8688	110675	3320	5534	3%	5%	65	1632	5	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	SR-78 WB	SR-78 EB	4	3379	6365	70793	2124	3540	3%	5%	65	1666	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	SR-78 WB	SR-78 EB	4	3379	6365	70793	2124	3540	3%	5%	65	1674	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	SR-78 WB	SR-78 EB	4	3379	6365	70793	2124	3540	3%	5%	65	1682	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	SR-78 WB	SR-78 EB	4	3379	6365	70793	2124	3540	3%	5%	65	1688	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	SR-78 EB	SR-78 WB	4	3380	6859	75955	2279	3798	3%	5%	65	1692	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	SR-78 WB	EL NORTE	4	3411	7505	80109	2403	4005	3%	5%	65	1700	5	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	SR-78 WB	EL NORTE	4	3411	7505	80109	2403	4005	3%	5%	65	1712	5	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	EL NORTE	CENTRE CITY	4	2907	7122	73497	2205	3675	3%	5%	65	1739	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	CENTRE CITY	DEER SPRINGS	4	2876	6828	69485	2085	3474	3%	5%	70	1746	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	CENTRE CITY	DEER SPRINGS	4	2876	6828	69485	2085	3474	3%	5%	70	1750	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	CENTRE CITY	DEER SPRINGS	4	2878	6830	69513	2085	3476	3%	5%	70	1755	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	CENTRE CITY	DEER SPRINGS	4	2878	6830	69513	2085	3476	3%	5%	70	1766	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	CENTRE CITY	DEER SPRINGS	4	2878	6830	69513	2085	3476	3%	5%	70	1794	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	DEER SPRINGS	DEER SPRINGS	4	2761	6308	64713	1941	3236	3%	5%	70	1810	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	DEER SPRINGS	DEER SPRINGS	4	2761	6308	64713	1941	3236	3%	5%	70	1821	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	DEER SPRINGS	GOPHER CANYON	4	3142	6834	70595	2118	3530	3%	5%	70	1905	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	GOPHER CANYON	GOPHER CANYON	4	2873	5983	63107	1893	3155	3%	5%	70	1921	3	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	GOPHER CANYON	GOPHER CANYON	4	2873	5983	63107	1893	3155	3%	5%	70	1953	3	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	GOPHER CANYON	OLD 395	4	3083	7020	70952	2129	3548	3%	5%	70	1965	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	GOPHER CANYON	OLD 395	4	3083	7020	70952	2129	3548	3%	5%	70	1982	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	OLD 395	OLD 395	4	3044	6670	69105	2073	3455	3%	5%	70	1992	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	OLD 395	OLD 395	4	3044	6670	69107	2073	3455	3%	5%	70	2004	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	OLD 395	PALA	4	3056	6677	69252	2078	3463	3%	5%	70	2061	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	PALA	PALA	4	2421	6237	59666	1790	2983	3%	5%	70	2077	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	PALA	PALA	4	2421	6237	59666	1790	2983	3%	5%	70	2092	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	PALA	STEWART CANYON	4	2794	6754	65272	1958	3264	3%	5%	70	2150	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	STEWART CANYON	STEWART CANYON	4	2794	6754	65272	1958	3264	3%	5%	70	2160	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	STEWART CANYON	STEWART CANYON	4	2794	6754	65272	1958	3264	3%	5%	70	2170	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	STEWART CANYON	MISSION	4	2794	6754	65272	1958	3264	3%	5%	70	2226	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	MISSION	MISSION	4	2560	5836	57761	1733	2888	3%	5%	70	2246	3	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	MISSION	MISSION	4	2560	5836	57761	1733	2888	3%	5%	70	2277	3	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	MISSION	RAINBOW VALLEY WEST	4	2802	7055	66373	1991	3319	3%	5%	70	2300	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	RAINBOW VALLEY WEST	RAINBOW VALLEY WEST	4	2801	7023	66254	1988	3313	3%	5%	70	2305	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 NB	RAINBOW VALLEY WEST	RAINBOW VALLEY WEST	4	2801	7023	66254	1988	3313	3%	5%	70	2306	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	MIRAMAR	MIRAMAR	6	10139	10072	131309	3939	6565	3%	5%	65	1269	4	1	1	1	12FHOV	83.7	538	1071	2000	3889	7250
I-15 SB	MIRAMAR	MIRAMAR	6	10139	10072	131309	3939	6565	3%	5%	65	1298	4	1	1	1	12FHOV	83.7	538	1071	2000	3889	7250
I-15 SB	CARROLL CANYON	MIRAMAR	6	11264	10333	141920	4258	7096	3%	5%	65	1304	5	1	1	1	12FHOV	83.7	538	1071	2000	3889	7250
I-15 SB	CITRACADO	CENTRE CITY	4	8552	8340	122781	3683	6139	3%	5%	65	1577	5	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	CITRACADO	CENTRE CITY	5	8552	8340	122781	3683	6139	3%	5%	65	1585	4	1	1	0	10F	82.5	438	873	1680	3227	6214
I-15 SB	CITRACADO	CITRACADO	4	8281	7872	119697	3591	5985	3%	5%	65	1597	5	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	CITRACADO	CITRACADO	4	8281	7872	119697	3591	5985	3%	5%	65	1607	5	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	09TH	CITRACADO	4	8478	8082	122980	3689	6149	3%	5%	65	1622	5	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	09TH	09TH	4	8193	7604	117363	3521	5868	3%	5%	65	1630	5	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	SR-78 WB	SR-78 WB	4	6554	4190	71123	2134	3556	3%	5%	65	1664	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	SR-78 WB	SR-78 WB	4	6554	4190	71123	2134	3556	3%	5%	65	1671	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	SR-78 WB	SR-78 WB	4	6554	4190	71123	2134	3556	3%	5%	65	1684	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	SR-78 WB	SR-78 WB	4	6554	4190	71123	2134	3556	3%	5%	65	1697	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	EL NORTE	SR-78 WB	4	7333	4749	81557	2447	4078	3%	5%	65	1703	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	EL NORTE	SR-78 WB	4	7333	4749	81557	2447	4078	3%	5%	65	1711	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	CENTRE CITY	EL NORTE	4	6963	3870	72018	2161	3601	3%	5%	65	1737	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	DEER SPRINGS	CENTRE CITY	4	6314	4115	69589	2088	3479	3%	5%	70	1745	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	DEER SPRINGS	CENTRE CITY	4	6312	4113	69561	2087	3478	3%	5%	70	1752	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	DEER SPRINGS	CENTRE CITY	4	6312	4113	69561	2087	3478	3%	5%	70	1754	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	DEER SPRINGS	CENTRE CITY	4	6314	4115	69589	2088	3479	3%	5%	70	1767	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	DEER SPRINGS	CENTRE CITY	4	6314	4115	69589	2088	3479	3%	5%	70	1793	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	DEER SPRINGS	DEER SPRINGS	4	6023	3840	65467	1964	3273	3%	5%	70	1808	3	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	DEER SPRINGS	DEER SPRINGS	4	6023	3840	65467	1964	3273	3%	5%	70	1820	3	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	GOPHER CANYON	DEER SPRINGS	4	6617	4160	70427	2113	3521	3%	5%	70	1903	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	GOPHER CANYON	GOPHER CANYON	4	5988	3781	63096	1893	3155	3%	5%	70	1923	3	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	GOPHER CANYON	GOPHER CANYON	4	5988	3781	63096	1893	3155	3%	5%	70	1952	3	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	OLD 395	GOPHER CANYON	4	6829	3800	67340	2020	3367	3%	5%	70	1967	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	OLD 395	GOPHER CANYON	4	6829	3800	67340	2020	3367	3%	5%	70	1985	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	OLD 395	OLD 395	4	6675	3745	65981	1979	3299	3%	5%	70	2014	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	PALA	OLD 395	4	6679	3763	66133	1984	3307	3%	5%	70	2063	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	PALA	PALA	4	6460	3167	60148	1804	3007	3%	5%	70	2075	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	PALA	PALA	4	6460	3167	60148	1804	3007	3%	5%	70	2097	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	STEWART CANYON	PALA	4	6933	3454	64719	1942	3236	3%	5%	70	2147	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	STEWART CANYON	STEWART CANYON	4	6933	3454	64719	1942	3236	3%	5%	70	2158	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	STEWART CANYON	STEWART CANYON	4	6933	3454	64719	1942	3236	3%	5%	70	2168	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	MISSION	STEWART CANYON	4	6933	3454	64719	1942	3236	3%	5%	70	2225	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	MISSION	MISSION	4	6383	3145	58122	1744	2906	3%	5%	70	2244	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	MISSION	MISSION	4	6383	3145	58122	1744	2906	3%	5%	70	2276	4	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	RAINBOW VALLEY WEST	MISSION	4	7559	3595	66210	1986	3310	3%	5%	70	2299	5	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	RAINBOW VALLEY WEST	RAINBOW VALLEY WEST	4	7554	3593	66161	1985	3308	3%	5%	70	2304	5	1	1	0	8F	81.6	375	770	1480	2800	5571
I-15 SB	RAINBOW VALLEY WEST	RAINBOW VALLEY WEST	4	7554	3593	66161	1985	3308	3%	5%	70	2307	5	1	1	0	8F	81.6	375	770	1480	2800	5571

4

Sibbet, David

From: Beth Alitt <bethannsd@gmail.com>
Sent: Monday, September 23, 2019 3:41 PM
To: Kasturi Rangan
Cc: Sibbet, David; Byron Marler
Subject: Re: North County Environmental Resources Project PDS 2008-3500-08-015

HI and will the lack of an EIR be discussed as well as reviewing how a 'high industrial permit' was obtained?

Also, it is my understanding that there is western sagebrush on the property. Has a certified botanist or arborist been at the property to accurately ascertain the endangered species of plants on the land?

These CA endangered plants are on the property per what I have been told:

Ambrosia
Butter Celery
Mesa Mint
Thorn mint

The following CA endangered animals are on the property per what I have been told (and we see them on our property which is close by, occasionally):

Butterflies, misc types
Frogs, misc
Rabbits
Owls, brown, spotted and white. I may still have photos of some of owls I have seen
Garter snakes
Salamanders

Have these species been reviewed?

Thank you.

Beth Ann Alitt

619 985 2633

On Mon, Sep 23, 2019 at 3:23 PM Kasturi Rangan <rirangan@yahoo.com> wrote:

> Thanks. We will look forward to seeing you there and conveying our comments. Will the time available for each speaker be determined by dividing the available time by the number of speakers? How much total time will you allow for public comments?
>
> Kasturi.

On Monday, September 23, 2019, 03:03:19 PM MST, Sibbet, David <David.Sibbet@sdcounty.ca.gov> wrote:

Kasturi;

Yes, I will be in attendance and comments are welcomed.

Thanks

David Sibbet, Planning Manager

COUNTY OF SAN DIEGO | Planning & Development Services

5510 Overland Avenue | Suite 310 | San Diego | CA | 92123

T. 858.694-3091 | F. 858.694.3373 | MAIN 858.694.2960

PDS Website http://www.sdcounty.ca.gov/pds/index.html

PDS Mapping Service http://gis.co.san-diego.ca.us/

From: Kasturi Rangan <rirangan@yahoo.com>
Sent: Monday, September 23, 2019 2:50 PM
To: Sibbet, David <David.Sibbet@sdcounty.ca.gov>
Cc: Byron Marler <marlerstorm1@gmail.com>; Beth Alitt <bethannsd@gmail.com>
Subject: North County Environmental Resources Project PDS 2008-3500-08-015

Hi Mr. Sibbet.

I am writing to ask if you will be present at the Public Meeting that will be held at 6:30 PM in San Marcos tomorrow evening, for the PDS to take public comments on the subject project.

Kasturi Rangan

4

Sibbet, David

From: Aquajet Art <aquajetart@gmail.com>
Sent: Tuesday, September 24, 2019 6:23 PM
To: Sibbet, David
Subject: Recycling Plant on Mesa Rock Rd. in Escondido

Mr. Sibbet,

My husband and I have lived here for 35 years in this rural "neighborhood", not industrial area, not commercial area, a rural neighborhood. This does not belong in our neighborhood, you need to help us keep our community clean and habitable. We both have cancer and have compromised immune systems. We have lived here, raised our kids here and plan to retire here. You cannot allow this disgusting plant in our little valley. The wind will push this stuff right at our house. We live just on the other side of Center City Parkway on Jesmond Dene Rd., directly across from this abomination. I don't know why you would place it right in our faces. You need to represent the people, not the money. Thanks for listening.

Shirley Strub
760-207-8309

Sakdarak, Souphalak

From: Sibbet, David
Sent: Monday, December 02, 2019 8:28 AM
To: Charlene Ayers
Cc: Neufeld, Darin; Sakdarak, Souphalak
Subject: RE: North County Environmental Resources-PDS2008-3500-08-015...

Charlene;
I have switched Departments and now work for the County Fire Authority. I have included Darin Neufeld in the cc of this email, who is now the lead on this project. He can help you with your highlighted question below. I have also added Souphie to the cc of this email, she can add you to the noticing list.

Thanks

DAVID SIBBET, Program Coordinator
SAN DIEGO COUNTY FIRE AUTHORITY
PH: 858.974.5921

Improving Fire and Emergency Medical Services in Unincorporated San Diego County

From: Charlene Ayers <char.ayers@att.net>
Sent: Friday, November 29, 2019 10:09 AM
To: Sibbet, David <David.Sibbet@sdcounty.ca.gov>
Subject: North County Environmental Resources-PDS2008-3500-08-015...

David...

It appears that this project is being "exempted" from a formal EIR because the FEIR for GPU has covered the all the existing "problems" with this site.

I have an email from Beth Ehsan (2014) in which she states the PDS position for this site/project:

"PDS has been asked to respond regarding the potential effect of the Zoning Ordinance Amendment approved on October 29, 2014 on the proposed North County

Environmental Resources Recycling (NCER) Facility proposed in the Twin Oaks Sponsor Group Area. This property would not be affected by the new Zoning Ordinance Update to Section 6158.e. The amendment to the Accessory Use Regulations only applies to persons having an approved Major Use Permit for a mining and processing land use, or having an established mining and processing land use that is legally nonconforming as of October 29, 2014. The NCER property is not an existing mining site; rather, the site is considered a stand-alone Recycling Processing Facility and therefore not subject to the proposed changes to allow recycling in conjunction with existing, legally established mining sites.

Thanks,

Beth Ehsan
Planning & Development Services
858-694-3103"

When and why did the PDS position change?

Please add me to the noticing list for this project.

Charlene Ayers

Thomas N. Beard
Consulting Geologist
1823 Congressional Glen
Escondido, CA 92026

Mark Wardlaw, Planning Director
County of San Diego - Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

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

Dear Mr. Sibbert

I live in North County, approximately one mile from the proposed industrial recycling center in North County by the Hilltop Group which would create significant negative environmental impacts on nearby residents and the surrounding area. I am particularly concerned that, if approved, the proposed section 15183 exemption of the applicant, Hilltop Groups, to prepare a "site specific" Environmental Impact Report will degrade the quality of life in Escondido and along the North County corridor. Why the County, having determined in 2015 that the proposed project required an EIR, is now considering a proposal to fast-track the environmental review of the project requires a full examination and explanation as part of the review process.

As a former member of an Environmental Advisory Panel appointed by the Secretary of the Interior, I can't believe the County would support the proposed exemption based on a collection of cobbled-together and outdated five to ten year old technical reports and information gleaned from other locations - mostly boilerplate and obviously not pertinent, "site-specific" material.

It appears to me that Hilltop's request to fast-track the approval of this project is an attempt to limit public participation contrary to the CEQA's requirements Approval of an industrial operation in an area now classified as semi-rural residential would seem to me to demand a "site-specific" EIR.

Please covey my concerns and comments and my opposition to the project to appropriate individuals concerned with this project.

Sincerely,

Thomas Beard

Sibbet, David

From: Chris Bentley <dcbentley@verizon.net>
Sent: Friday, October 18, 2019 4:30 PM
To: Sibbet, David
Cc: Wardlaw, Mark; Jimenez, Ann; Potter, Andrew
Subject: Proposed NCER Facility

Re:North County Environmental Resources, Site Plan I-15 Review
S.O: PDS20083500-08-015,
Log No.PDS2008-3910-0808012

Mr. Sibbet:

My wife and I attended the meeting you hosted on September 24, 2019 at the San Marcos civic center.
We we're appreciative of the information provided, however, extremely disappointed that this project is apparently being fast tracked for approval under the guise of a smaller and less invasive business.
We purchased our home and moved here less than three years ago, and understand the project faded after an incomplete draft EIR in 2015. It now miraculously qualifies to secure a permit and operate by using CEQA 15183 with promises of "four trucks in and two trucks out per day". No way can the cost to build such a facility to process so little be justified! According to my research, all that would be required for expansion is a 150 day notice to the local enforcement agency, leaving all of us that are affected out of any of the process for approval.
It would be very irresponsible to approve this project without a full EIR and consideration of all the negative impacts on the thousands of residents, including noise, traffic, air quality, and unbecoming commercial activity in a semi-rural environment.
Furthermore, it is my understanding that recycle facilities of this nature already exist within a reasonable distance.
Please do your job; deny this project and represent the citizens responsibly.
Thank you

DC Bentley
1299-21 Deer Springs Rd.
San Marcos, Ca
92069

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov<mailto:spam.protection@sdcounty.ca.gov>.

BERDING | WEIL
ATTORNEYS AT LAW

BERDING & WEIL LLP

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

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

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.[1] 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

[1] 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.

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 Pubic 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,

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.

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

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

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

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 off-site 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

	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

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

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. <u>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</u>

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."

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. <u>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</u>

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 a start a project.").) The failure to assess environmental impacts on full use speciously minimizes a proposed project's impacts

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.

• 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

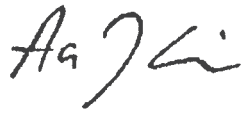
		use regulations impacts compare to the impacts evaluated by the GPU FEIR.
26	Section 10 Conclusion	Given the deficiencies discussed above this finding is not supported by substantial evidence.
27 – 29	12(a), 12(b), 12(c), & 12(d).	The discussion of these items relies upon the "Noise Analysis prepared 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: • "Memorandum concerning the Visual Impact Analysis for the NCER Project, by Dudek, dated December 22, 2017"; • "North County Environmental Resources – Vegetation Mapping Update, Dudek, August 27, 2019"; • "Tribal Outreach Summary for the North County Environmental Resources (NCER) Recycling Facility Project, Dudek, January 3, 2019"; • "Hazardous Materials Review of North County Environmental Resources (NCER) Recycling Facility Project, Memorandum from Nicolas Gustafson, August 26, 2019";

		• "Hazardous Load Check/Materials Program, received 10/15/2018, based on Integrated Waste Management Board Publication #232-06-005 05/07"; and • "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.)

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
aehrlich@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

DARREN GRETLER
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

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 griding 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 Code136 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.

<u>IPM Strategies</u>

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.sdcounty.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.[1] 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

[1] 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

Applicable Regulations
General
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)
Aesthetics
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
Air Quality
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. R9-2007-0001
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
Hazards and Hazardous Materials
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
Traffic
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

Discretionary Approval/Permit	Agency Description	Agency Status	Notes/Explanation
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.

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Geology & Soils
☒ Greenhouse Gas Emissions	☒ Hazards & Haz. Materials	☒ Hydrology & Water Quality
☐ Land Use & Planning	☐ Mineral Resources	☒ Noise
☐ Population & Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities & Service Systems	☒ Mandatory Findings of Significance

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.

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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ 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)?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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)?

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

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

Discussion/Explanation: Air quality regulators typically define sensitive receptors as schools (Preschool-12th 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?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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.

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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 Cieneba 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ 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[2] 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.

---

[2] 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

- ☒ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation
☒ Less than Significant Impact
☐ 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?

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

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?

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

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?

- ☒ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation
- ☐ Less than Significant Impact
- ☐ 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?

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

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 groundbourne vibration and groundbourne 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?

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

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?

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

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☒ 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)?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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. For County regulations refer to 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)

County of San Diego, Board Policy I-73: Hillside Development Policy. (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)

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)

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. (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/ile-gd-e.htm)

International Light Inc., Light Measurement Handbook, 1997. (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)

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)

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/legsregs/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)

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

California Farmland Conservancy Program, 1996. (www.consrv.ca.gov)

California Land Conservation (Williamson) Act, 1965. (www.ceres.ca.gov, www.consrv.ca.gov)

California Right to Farm Act, as amended 1996. (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)

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. (www.sdcounty.ca.gov)

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

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

AIR QUALITY

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

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

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. (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)

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)

County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). (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 (5th Dist. 1995) 33 Cal.App.4th 144, 155-159 [39 Cal. Rptr.2d 54]. (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)

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)

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)

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)

U.S. Fish and Wildlife Service. Birds of conservation concern 2002. Division of Migratory. 2002. (migratorybirds.fws.gov)

CULTURAL RESOURCES

California Health & Safety Code. §18950-18961, State Historic Building Code. (www.leginfo.ca.gov)

California Health & Safety Code. §5020-5029, Historical Resources. (www.leginfo.ca.gov)

California Health & Safety Code. §7050.5, Human Remains. (www.leginfo.ca.gov)

California Native American Graves Protection and Repatriation Act, (AB 978), 2001. (www.leginfo.ca.gov)

California Public Resources Code §5024.1, Register of Historical Resources. (www.leginfo.ca.gov)

California Public Resources Code. §5031-5033, State Landmarks. (www.leginfo.ca.gov)

California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. (www.leginfo.ca.gov)

California Public Resources Code. §5097.9-5097.991, Native American Heritage. (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)

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)

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)

California Department of Conservation, Division of Mines and Geology, Fault-Rupture Hazard Zones in California, Special Publication 42, revised 1997. (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)

County of San Diego Code of Regulatory Ordinances Title 6, Division 8, Chapter 3, Septic Ranks and Seepage Pits. (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.sdcounty.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)

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)

California Education Code, Section 17215 and 81033. (www.leginfo.ca.gov)

California Government Code. § 8585-8589, Emergency Services Act. (www.leginfo.ca.gov)

California Hazardous Waste and Substances Site List. April 1998.

(www.dtsc.ca.gov)

California Health & Safety Code Chapter 6.95 and §25117 and §25316. (www.leginfo.ca.gov)

California Health & Safety Code § 2000-2067. (www.leginfo.ca.gov)

California Health & Safety Code. §17922.2. Hazardous Buildings. (www.leginfo.ca.gov)

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. (www.leginfo.ca.gov)

California Resources Agency, "OES Dam Failure Inundation Mapping and Emergency Procedures Program", 1996. (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)

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

Uniform Building Code. (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)

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)

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

California Department of Water Resources, Water Facts, No. 8, August 2000. (www.dpla2.water.ca.gov)

California Disaster Assistance Act. Government Code, § 8680-8692. (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)

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)

Colorado River Basin Regional Water Quality Control Board, Region 7, Water Quality Control Plan. (www.swrcb.ca.gov)

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

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

County of San Diego, Project Clean Water Strategic Plan, 2002. (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)

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)

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

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

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

National Flood Insurance Act of 1968. (www.fema.gov)

National Flood Insurance Reform Act of 1994. (www.fema.gov)

Porter-Cologne Water Quality Control Act, California Water Code Division 7. Water Quality. (ceres.ca.gov)

San Diego Association of Governments, Water Quality Element, Regional Growth Management Strategy, 1997. (www.sandag.org

San Diego Regional Water Quality Control Board, NPDES Permit No. CAS0108758. (www.swrcb.ca.gov)

San Diego Regional Water Quality Control Board, Water Quality Control Plan for the San Diego Basin. (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)

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)

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

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

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

County of San Diego, General Plan as adopted August 3, 2011. (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)

Subdivision Map Act, 2011. (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)

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)

County of San Diego General Plan, Noise Element, effective August 3, 2011. (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)

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)

National Housing Act (Cranston-Gonzales), Title 12, Ch. 13. (www4.law.cornell.edu)

San Diego Association of Governments Population and Housing Estimates, November 2000. (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)

TRANSPORTATION/TRAFFIC

California Aeronautics Act, Public Utilities Code, Section 21001 et seq. (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)

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. (www.leginfo.ca.gov)

California Street and Highways Code. California Street and Highways Code, Section 260-283. (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/attacha.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)

San Diego County Regional Airport Authority ALUCP'S 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)

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)

California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. (www.leginfo.ca.gov)

County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. (www.sdcounty.ca.gov)

Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992. (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.sdcounty.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

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

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

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 herin.

From: **Barbara B.** <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, beth.ehsan@sdcounty.ca.gov,bill.horn@sdcounty.ca.gov, sabed@escondido.org, odiaz@escondido.org,egallo@escondido.org, mmorasco@escondido.org, jmasson@escondido.org,greg.cox@sdcounty.ca.gov, dianne.jacob@sdcounty.ca.gov,dave.roberts@sdcounty.ca.gov, 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



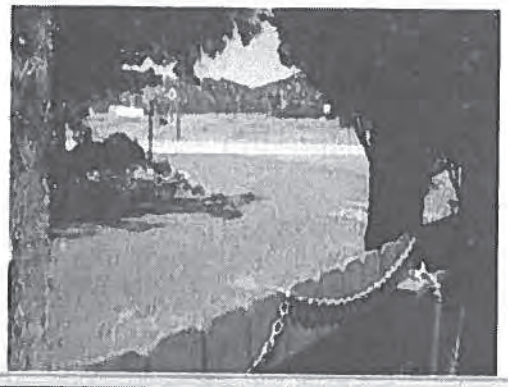
View of Mesa Rock Road from our driveway.JPG
2523K View Download



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

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 were 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 opportunty 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 additonal 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 worse-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 occured 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


"SENSITIVE
ENVIRONMENTAL
RESOURCES
DISTURBANCE
BEYOND THIS POINT
IS RESTRICTED"


"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 Chaparral 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

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

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

freeway and entering and exiting the freeway to Reed 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 neighbood. 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

FAX: (858) 694-3373

Phone: (858) 694-3103

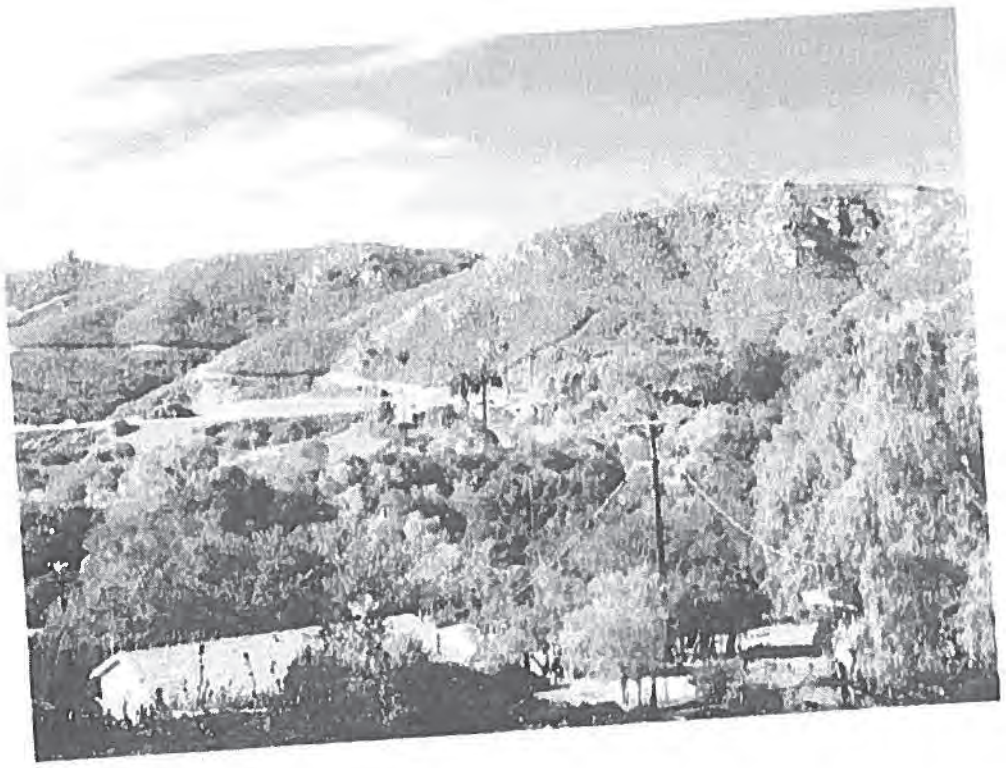
Susan A. Clark 10/8/14
Signature, Date

Susan Avery Clark
Print Name

10124 Canyon Dr.
Address

Escondido, CA 92026
City, State, Zip Code

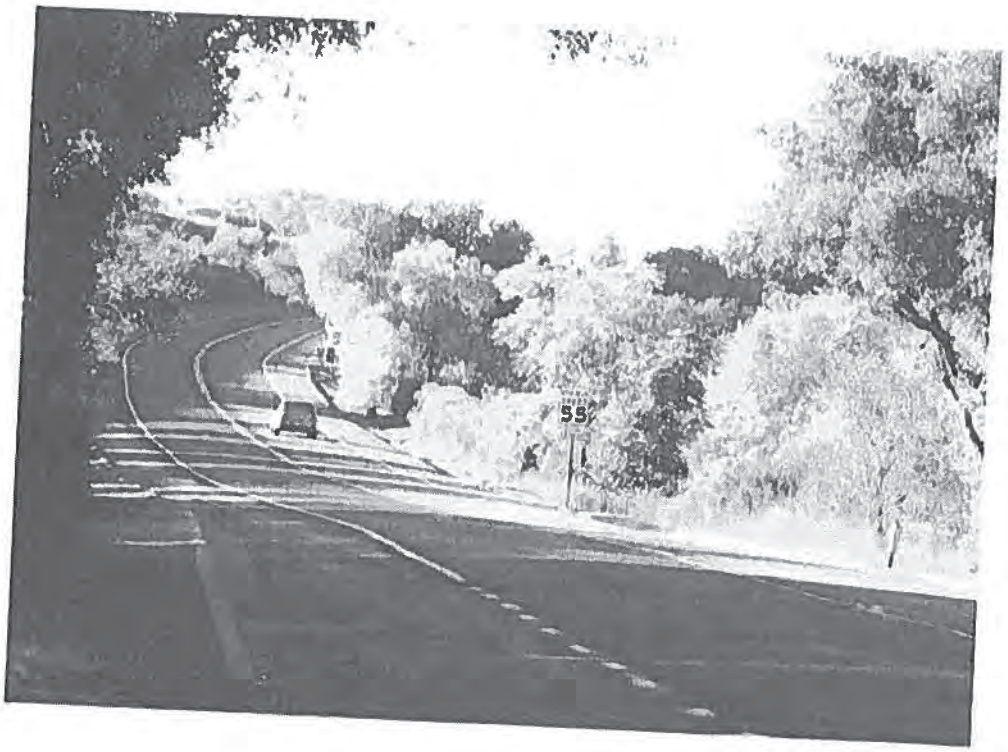
View From our house of proposed recycle plant on side of Mountain



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. (1)

Please do not approved the above referenced NCER waste Project. Thank you.

(1) http://www.sandiegocounty.gov/pds/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 currrent 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 2008-3500-08-015

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 and Rich Drucker
9595 Meadow Mesa 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 be 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] **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

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 reminder 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 with in 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 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.

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



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 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; PDS2008-3600-08-015
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 ~~Ruffin Road, ste 310~~ Overland Ave
San Diego, CA 92123

Email: beth.ehsan@sdcounty.ca.gov

FAX: (858) 694-3373

Phone: (858) 694-3103

Georgia Herman
Signature, Date

Georgia Herman
Print Name

5552 Jesmond Dene Rd
Address

Escondido CA 92029
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 proprosed 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.

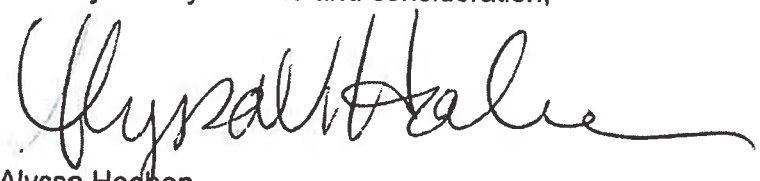
I have copied in a list of specific bullet points generated by a local community group which should be addressed by the EIR process.

- 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 is plant in my community is unacceptable to me! The plant will also decrease my property valve 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
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 are 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

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 equiped 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

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123

DARREN GRETLER
ASSISTANT DIRECTOR

NORTH COUNTY ENVIRONMENTAL RESOURCES, PDS2008-3600-08-015
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 itting 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

Beth Ehsan Project Manager
5510 ~~Ruffin Road~~ ste 310
San Diego, CA 92123 Overland Ave

Email: beth.ehsan@sdcounty.ca.gov

FAX: (858) 694-3373

Phone (858) 694-3103

Linda Knowles 4 Oct 2014
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 chucks 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)

vknox2@cox.net
KnoxAppraisals.com

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

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]
> > Sent: Thursday, September 25, 2014 1:41 PM
> > To: Ehsan, Beth
> > Cc: 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 ecomically viable under regulated limits of 174 tons/day debris material inports 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 inconsistences 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. 19th.
- 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.

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

				$/unit			Reference #							
SITE	Building			10500 ref. #1		$606,000	Ref #1	$758,000	12000	$63.17				
	Building	office portion		1500 ref. #1		$152,000	Ref #1							
	Building Slab	Concrete	included above											
	Building Pad	grading		2000	50	$100,000								
	Building pad	finish			1	$12,000		82	18	1476	25	36900		
	Pad	reinforce			0.1	$1,200		72360	12	868320	450000	37000	1281320	1735060
	Site excavation, fill, cut, import			182400	12	$1,735,060	$2,188,800	Assumes costs of cut is equal to cost of import fill $12/CY cut=95710, fill=182430, import=72360 CY.						
	Fence					70000	Ref # 2, #3							
	Gate					5000								
	Electrical infrasture					50000		rough estimate						
	Plumbing infrasture					50000		rough estimate						
	Drainage and associated storm water conveyance at site					50000		rough estimate						
	Fueling infrasture			?										
		sub total				$2,831,260								

		ft	mile	mm$/mile/lane	lanes			
ROAD	Roads - 4000 ft gate	4000	0.757575758	3.1	2	4.7	$mm	Ref #4, #5
			0.757575758	9.1	2	13.8	$mm	"
	average	Used this value	0.757575758	4	2	$6,100,000		"
	sub total captial improvements to property					$8,931,260		

EQUIPMENT NOTE: All equipment prices below reflect used prices found on Internet (no new equipment priced)

Concrete & Asphalt				
Crusher		Low end PowerScreen crushers	$500,000	Ref # 10
Shaker Screen		Spyder 512T	$230,000	Ref # 11
Dozer		D928	$120,000	Ref # 8
Wood Waste				
Grinder		Doppstadt AK 530	$176,000	Ref #6
Tub Grinder		Morbark	$350,000	Ref #7
Trommel Screen			$100,000	Ref #9
Track Loader			$22,000	ref # 14
Scales 2			$40,000	Ref # 15
Stacker	4 units		$88,000	Ref # 11
Dump Truck			$60,000	Ref # 12
Office (furniture, pc, files, ...)			$34,000	rough estimate
miscellanous			$30,000	
Sub total			$1,750,000	

Consultants							$200,000
Environmental Report							$100,000
ENG	Engineering/Design		$8,931,260.00		10%		$893,126
						sub total	$1,193,126
		Grand Total capital outlay					$11,874,386

							days/yr	Sundays	hours/day	
OPS	Operations		$/hr	hours/year	#	$/year	365	52	14	4382
	Wages	manager/foreman	40	4382	1	175,280	Figures 5 persons on site 14 hours per day			
		yardmen & operator	30	4382	4	525,840	Mostly likely done in 2 shifts of 5 each			
		admin	20	2040	1	40,800				
		security	20	2912	1	58,240	365	1	8	2912
		Total wages				800,160				
	Payroll tax		9.65%			77,215				
	Worker's comp insurance		2.70%			21,604				
	State adds		441		10	4,410				
						903,390				
	Utilities	electric	6000	12	1	72,000				
	Water	gallons	2400000	748	7.5	26,524				
	Taxes	property	1.13%	$8,931,260	3000000	$134,227	205	12	2460	C
	Use tax on equipment		?				assumes land valued at $300,000 = $33,750			
	Insurance	General and liability	?							
	Diesel Fuel		?							
	Grand total ops					1,136,141	$13,010,527			

Total Annual costs of borrowed $										
	Cost of Money		APR 3.3% - 15 yr	80% total capital		$804,000	Mortgage payment	P+I	67,000 month	804000 annual
				$9,499,509		$804,000	Cost of money if borrowed, or lost if not invested elsewhere.			
		One yr ops cost	5%	1,136,141		56807	5%			
				$10,635,649						

INCOME FROM OPERATIONS									
	Dumping								
	Construction Waste	tons/truck	$/ton/day	trucks					
		24	$20	8	$3,840				
	Green Waste	2	$28	1	$56	Assumption only			
	Dumping at per truck pricing $100	1	100	0	$0		ton/truck	daily limit	# of trucks
	Selling						24	174	7.25
	Sales of product	24	$25	2	$1,200				
	Per day operations sub total				$5,096	313	$1,595,048		

Annaul Net Profit/Loss	INCLUDING COST OF MONEY	($401,900)		
	EXCLUDING COST OF MONEY	$458,907		

SCENARO 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	
SCENARO 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%	6%	7%
	WHICH IS $10,600,000+ TO EARN RETURN OF 5%	$531,782	$638,139	$744,495
	TOTAL RETURN ON PLANT AND INVESTED $	$129,883	$236,239	$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]
Sent: Tuesday, September 30, 2014 9:08 AM
To: Ehsan, Beth; marlers1@cox.net
Cc: 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.

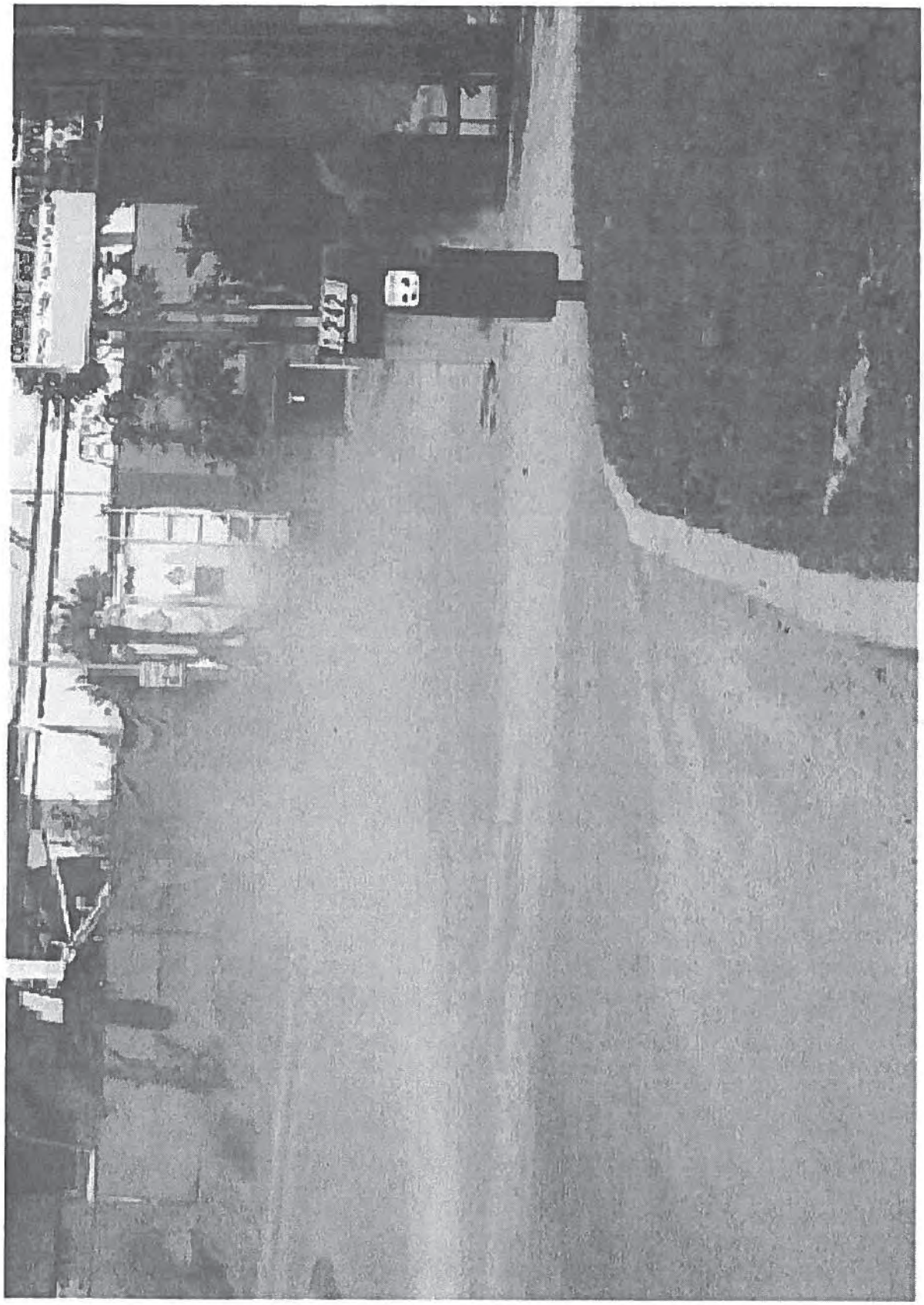
Yours truly,

Byron Marler

Byron L. Marler

Kasturi Rangan

Kasturi Rangan



McIntire

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) 694-2555

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.

THANK YOU FOR YOUR ATTENTION.

Mail to:

Beth Ehsan, Project Manager
5510 ~~Ruffin Road~~, ste 310
San Diego, CA 92123 Overland Ave

Email: beth.ehsan@sdcounty.ca.gov

FAX: (858) 694-3373

Phone: (858) 694-3103

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 Anoche Glen
Escondidio, 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 10th. 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 24th 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.

Rangan

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 throughly 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 undoubtably 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
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
Esconidod, 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

[illegible] [illegible] [illegible] [illegible]-001

[illegible]

County of San Diego
Building and Planning Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123

Project Manager Beth Ehsan
beth.ehsan@sdcounty.ca.gov

RE: NORTH COUNTY ENVIROMENTAL RESOURCES; PDS2008-3500-08-4 15
SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER
PUBLIC SCOPING MEETING COMMENTS

Mr. Ehsan,

[illegible] owner of property and resident at 25670 Jesmond Dene Rd, Escondido, CA 92026, I 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 [illegible] system, I am very concerned about all the toxins that will be flowing directly across [illegible] 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 the [illegible] processing that is a concern. The processing of concrete is a health concern to the [illegible]. Concrete dust is not only a known health hazard, but causes damage to [illegible], electronics, and equipment. The wind blows directly across the valley and through [illegible] Dene area and on to the North Broadway area. All residential. The particulate [illegible] is carried in the air is damaging to so much of our property, ourselves and our pets [illegible] not be right next door, but the damaging effects of this plant will carry straight [illegible] our neighbors. We have a right to keep the neighborhood safe and [illegible] [illegible] owned and lived at this address for over 30 years. This end of town is a [illegible] [illegible] that has no place for "Waste Recycling Project". Not only am I concerned [illegible] health, but my quality of life will be compromised by the noise and [illegible].

The property values will decrease due to the intensified traffic. As it is, the [illegible] have enough money to properly maintain the roads and now you are considering [illegible] heavy burden on an already deteriorating roadway system which was never [illegible] to handle this sort of commercial traffic. This would also draw additional [illegible] to the area who will now be stealing items of value left outside because [illegible] of dragging it across the valley to exchange it for dollars. Most neighbors in this community have a minimum of at least an acre and it is too expensive to fence [illegible] property.

[illegible], the "recycling" plant, will be storing an enormous amount of waste in pites as [illegible] able to "recycle" the amount that will be coming in on a daily basis. [illegible] will be a continually growing junk yard, which will all be in plain sight. A [illegible] should not be allowed in an area of primarily residences. It is not just [illegible] unhealthy, unsanitary, and noisy. This is a neighborhood, not an industrial [illegible].

1/2

Please DO NOT approve this project for these and many more reasons.

Kenneth M. Strub
[illegible] Diamond Dene Rd.
Escondido CA 92026

Ehsan, Beth

From: John & Karen Thompson <jkfam2000@yahoo.com>
Sent: Tuesday, October 07, 2014 5:50 PM
To: Ehsan, Beth

To Beth Ethsan,

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 Creek 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 Anoche Glen

Escondido, CA 92026

760/432-6767

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

Y. 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
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> 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

From: Michael Morasco [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>
> **Date:** October 7, 2014 at 8:27:09 PM PDT
> **To:** Bill Horn <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>
> > **Date:** October 7, 2014 at 4:47:54 PM PDT
> > **To:** <sabed@escondido.org>, <odiaz@escondido.org>, <egallo@escondido.org>, <mmorasco@escondido.org>, <jmasson@escondido.org>
> > **Subject: [Website Feedback]: No. County Environmental Recycling Facility (NCER)**
> > **Reply-To:** <dltowne@gmail.com>
> >
> > Diana Towne
> > 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



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

FAX: (858) 694-3373

Phone: (858) 694-3103

Nien-San Tseng 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 all allow trucks to enter Mesa Rock Road from the Deer Springs interscction. 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 lst 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.

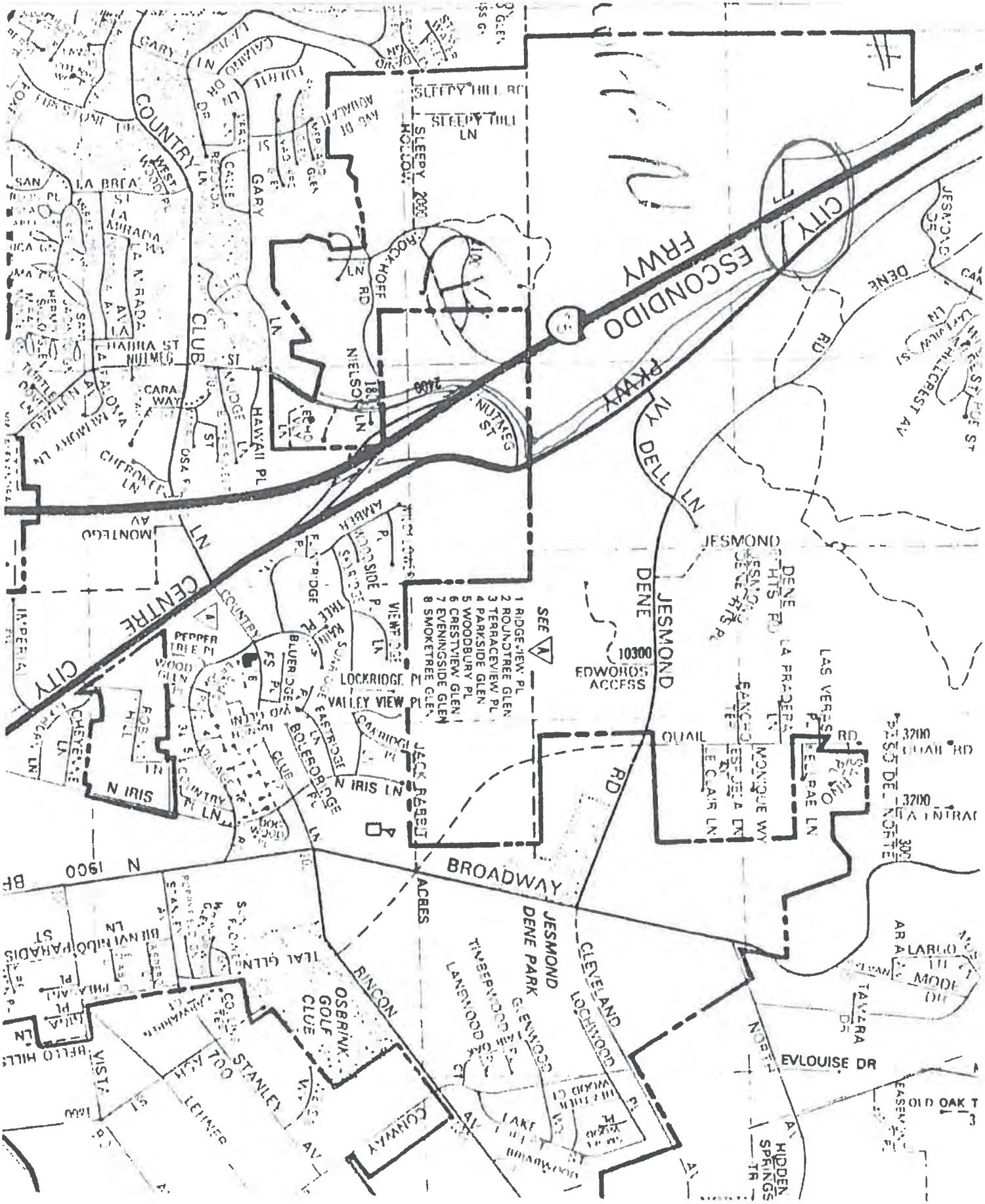
I had mentioned what a dangerous curve this is for a regular automobile how would trucks be able to use this. There is no restriction as far as truck weight. How would a truck even get under that underpass.

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.

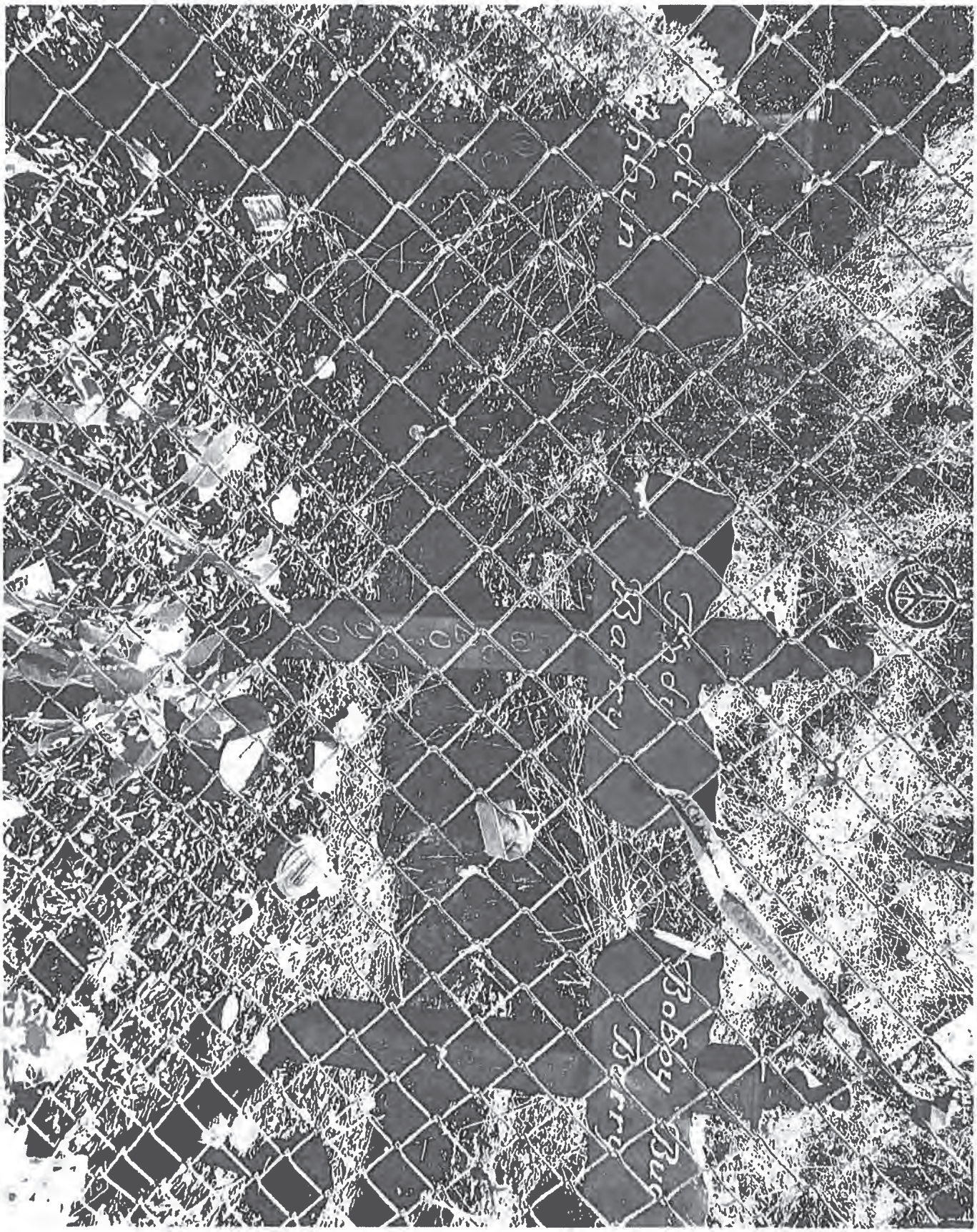
Thank you for reading this and please pass it on to the traffic section or anyone you feel should see it. Thank you for your help and patience.

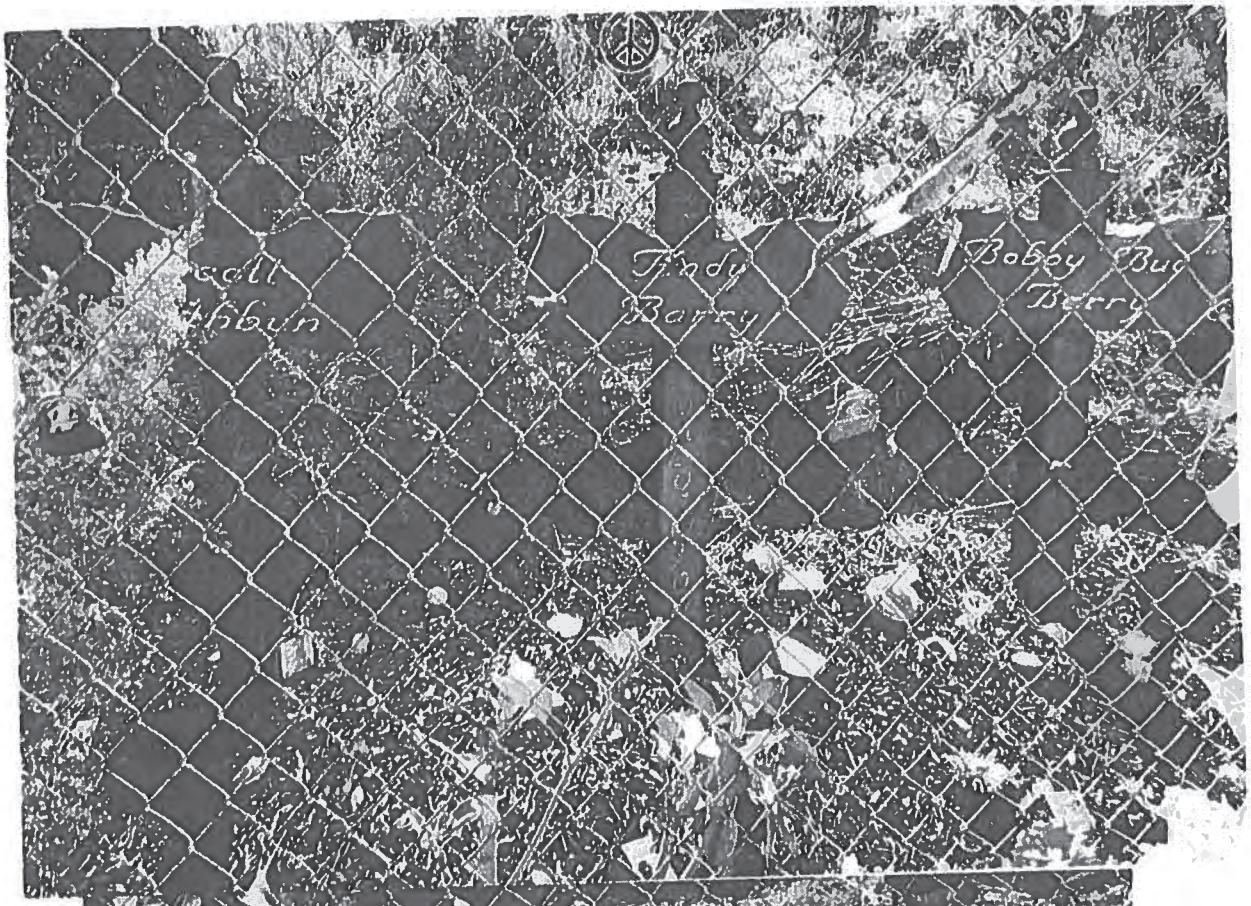
Thank you.
Sylvia Wacknitz
2148 Rockhoff Rd.
Escondido, Ca. 92026

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


CITY
ESCONDIDO
FRWY
PKWY
CENTRE
CITY
COUNTRY
CLUB
SLEEPY HILL RD
SLEEPY HILL LN
SLEEPY HOLLOW
ROCKHOFF RD
NIELSON LN
NUTMEG ST
HAWAII PL
CHEROKEE LN
MONTEGO AV
LA BREA ST
HABRA ST
CARA WAY
GARY LN
DENE RD
JESMOND DENE
JESMOND
DELL LN
10300
EDWORDS ACCESS
SEE A
1 RIDGEVIEW PL
2 ROUNDTREE GLEN
3 TERRACEVIEW PL
4 PARKSIDE GLEN
5 WOODBURY PL
6 CRESTVIEW GLEN
7 EVENINGSIDE GLEN
8 SMOKETREE GLEN
LOCKRIDGE PL
VALLEY VIEW PL
JACK RABBIT
N IRIS LN
N IRIS
QUAIL RD
LAS VERAS RD
PASO DEL NORTE
3200
BROADWAY
N 1900
ACRES
JESMOND DENE PARK
CLEVELAND
LOCHWOOD
GLENWOOD
TIMBERWOOD
LANEWOOD
RINCON
OSBRINK GOLF CLUB
STANLEY
CONWAY
EVLOUISE DR
LARGO
TAMARA DR
OLD OAK T
HIDDEN SPRINGS TR
BELLO HILLS
VISTA
LEHNER
TEAL GLEN
BIENVENIDO
PARADIS ST

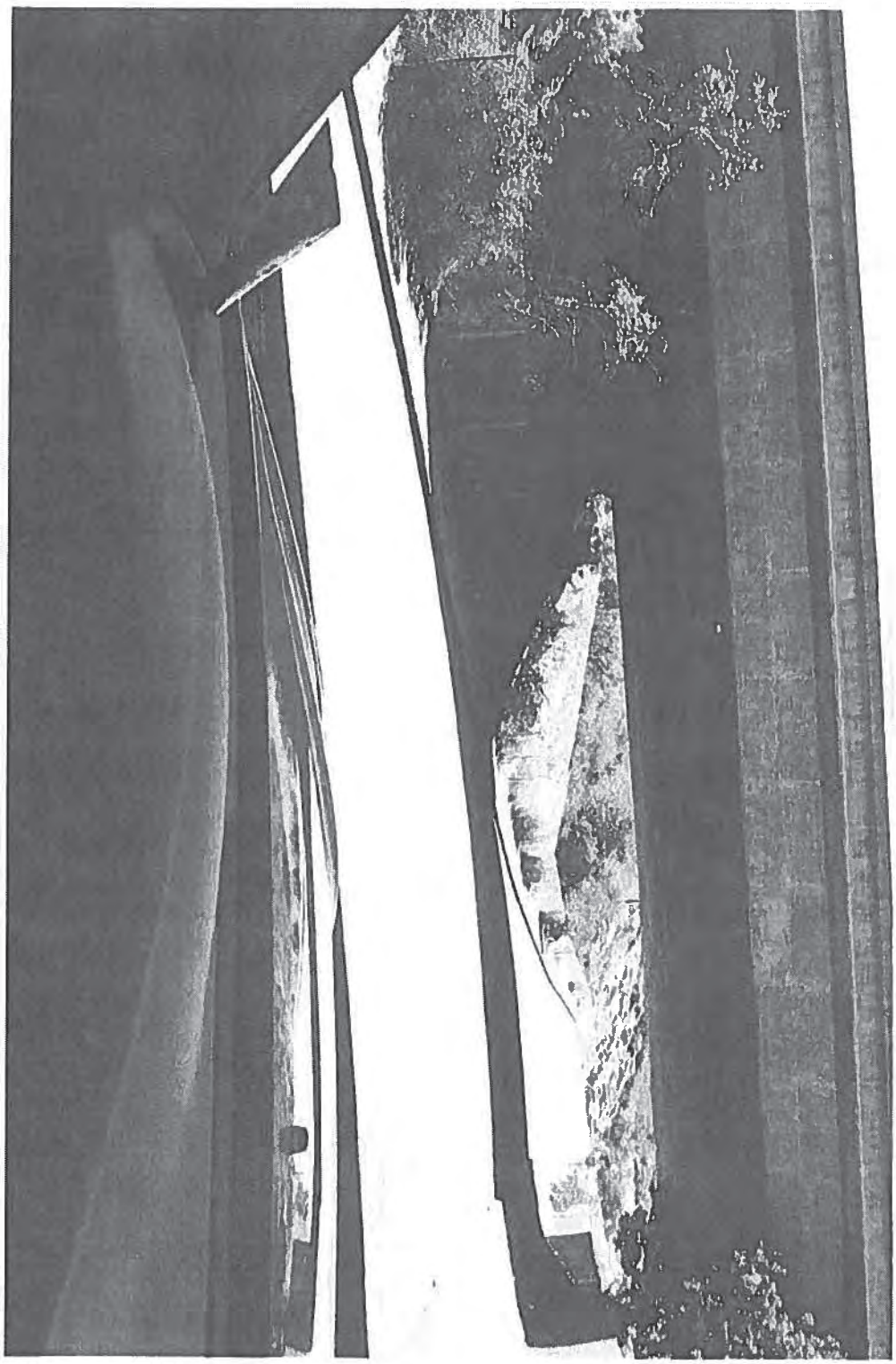
#2



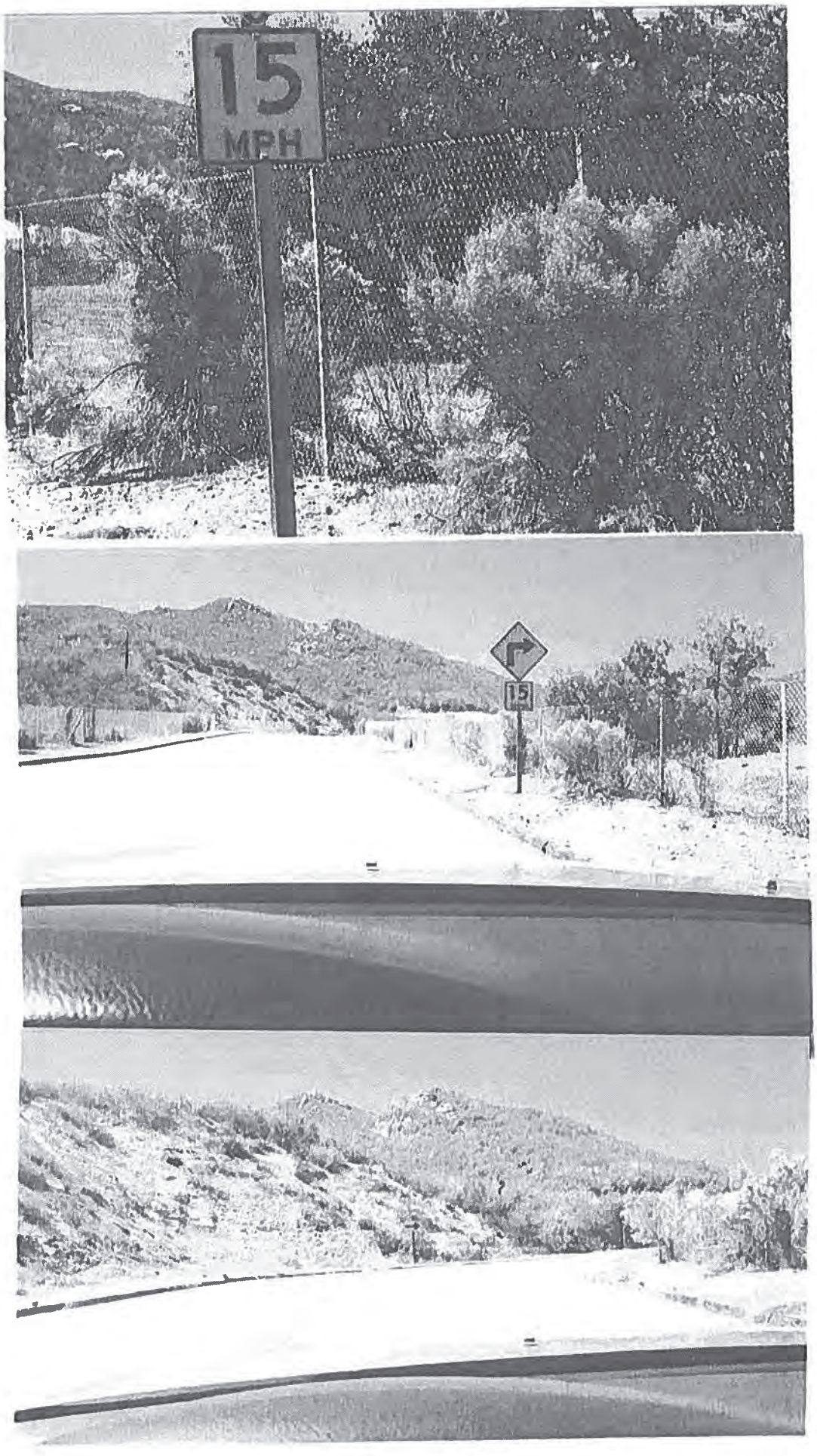

Barry
Berry


LOVE PEACE

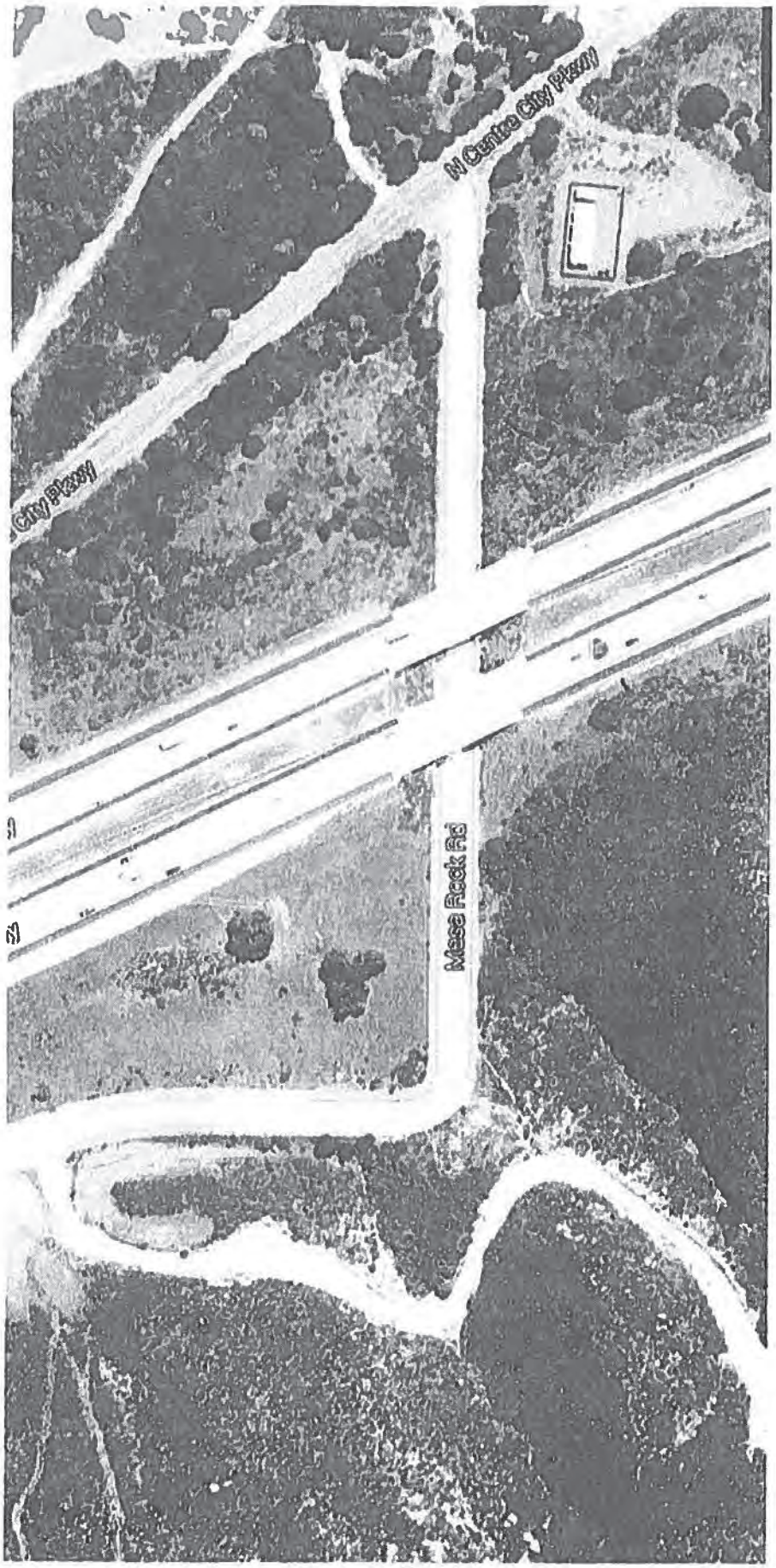
#3



#4




Escondido Hwy
Frontage Rd
Avocado Hwy
Avocado Hwy
Escondido Fwy
Mesa Rock Rd
Mesa Rock Rd
Frontage Rd


N Centre City Pkwy
Mesa Rock Rd


N Nutmeg St
Escondido Fwy
Escondido Fwy
N Centre City Pkwy


Escondido Fwy
Avocado Hwy


Avocado Hwy

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 – 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 wll 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
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.

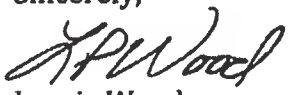
My house on the property directly overlooks the proposed site, across I-15 from the East. There are no hills or other natural obstructions to provide any substantial visual or noise protection. Note that I also own an adjoining property at 25315 Jesmond Dene Road, the subject of separate correspondence.

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.

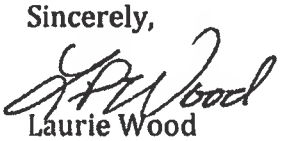
We have just completed construction of a newly remodeled home on the property. The house is located in a saddle directly overlooking the proposed site, East across I-15. From the house we have direct visual sighting of the proposed project site, with no natural obstructions to provide any substantial 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

Document Details Report
State Clearinghouse Data Base

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 & 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 Facility

Lead Agency: County of San Diego — Contact Person: Beth Ehsan

Mailing Address: 5510 Overland Avenue Suite 110 — Phone: 858-694-3103

City: San Diego — Zip: 92123 — County: San Diego

Project Location: County: San Diego — City/Nearest Community: Escondido

Cross Streets: Mesa Rock Road and Deer Springs Road — Zip Code: 92026

Lat. / Long.: 33° 10' 9" N/ 117° 6' 44" W — Total Acres: 139.5

Assessor's Parcel No.: 187-100-23, 187-100-31, 187-100-33, 187-100-35, 187-100-37, and 187-100-38 — Section: 32 — Twp.: 11S — Range: 2W — Base: SBB&M

Within 2 Miles: State Hwy #: I-15 — Waterways: none

Airports: none — Railways: none — Schools: eleven

RECEIVED
SEP 12 2014
STATE CLEARING HOUSE

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 _____

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:

☒ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☐ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☐ Geologic/Seismic
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☒ Toxic/Hazardous
☐ Traffic/Circulation
☐ Vegetation
☒ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Wildlife
☐ Growth Inducing
☐ Land Use
☐ Cumulative Effects
☒ 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.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

January 2008

AN

NOP Distribution List

County: SAN DIEGO

SCH# 2014091033

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 Herota
- [ ] **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**
  Resources Agency
  Nadell Gayou

Fish and Game

- [ ] **Depart. 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
- [ ] **Depart. of General Services**
  Public School Construction
- [ ] **Dept. of General Services**
  Anna Garbeff
  Environmental Services Section
- [ ] **Delta Stewardship Council**
  Kevan Samsam

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Michael Machado
- [ ] **OES (Office of Emergency Services)**
  Dennis Castrillo
- [■] **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 Resouces 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

Last Updated 8/27/2014

3-329

STATE OF CALIFORNIA Edmond G. Brown, Jr., *Governor*

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 measurers 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 pubic 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

Native American Contacts
San Diego County
September 25, 2014

Ewiiaapaayp Tribal Office
Robert Pinto Sr., Chairperson
4054 Willows Road Diegueno/Kumeyaay
Alpine , CA 91901
wmicklin@leaningrock.net
(619) 445-6315
(619) 445-9126 Fax

Viejas Band of Kumeyaay Indians
Anthony R. Pico, Chairperson
P.O. Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
jhagen@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno/Kumeyaay
Boulevard , CA 91905
gparada@lapostacasino.
(619) 478-2113
(619) 478-2125

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 92001
(619) 445-0385

Manzanita Band of Kumeyaay Nation
Leroy J. Elliott, Chairperson
P.O. Box 1302 Diegueno/Kumeyaay
Boulevard , CA 91905
ljbirdsinger@aol.com
(619) 766-4930
(619) 766-4957 Fax

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 Diegueno/Kumeyaay
El Cajon , CA 92019
ssilva@sycuan-nsn.gov
(619) 445-2613
(619) 445-1927 Fax

Jamul Indian Village
Raymond Hunter, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul , CA 91935
jamulrez@sctdv.net
(619) 669-4785

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.

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

Iipay Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507 — Diegueno/Kumeyaay
Santa Ysabel, CA 92070
cjlinton73@aol.com
(760) 803-5694

Viejas Band of Kumeyaay Indians
ATTN: Julie Hagen, Cultural Resources
P.O. Box 908 — 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

Ewiiaapaayp 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.

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

Iipay 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.

California Environmental Protection Agency Edmund G. Brown, Jr., Governor

CalRecycle 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

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. 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.

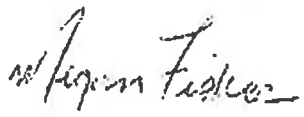
CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices, and any Notices of Determination for this project. Refer to 14 CCR, Section 15094(d) that states in part:

> 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.

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

KariLyn Merlos, San Diego County
Department of Environmental Health
KariLyn.Merlos@sdcounty.ca.gov

VALLECITOS WATER DISTRICT
Water and Wastewater Specialists since 1955

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

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

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 were 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



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 Preperation
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

3-349

North County Environmental Resources (NCER) Recycling Facility

Review Period Start	9/12/2014
Review Period End	10/13/2014
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 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 received no later than Monday, October 28th at 4:00 PM (a 45-day Public Review Period)

Landscape Plans

Sibbet, David

From: royalviewranch@aol.com
Sent: Monday, October 21, 2019 6:31 PM
To: Sibbet, David; Neufeld, Darin
Subject: No County Environmental Comments

I am opposed to the 15183 Exemption for the North County Environmental project. An EIR is needed, as was the original intention.

It is the same family that was involved and found guilty in Local, State and Federal environmental charges. With their history or skirting the law, they may be grinding asbestos, lead, etc.

Now we are supposed to trust that they will comply with all the environmental rules for this project??? Who will enforce the laws if they are not obeyed? Code Enforcement is overbooked.

What is the large building for?

What about all the excavation needed to make the site. There will be more fill needed. This will generate a lot of additional truck traffic.

What will be done about the illegal grading that was done at this site by this current owner?

Allen F. Binns
2637 Deer Springs Place
San Marcos, CA 92069-9761

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov.

6

Sibbet, David

From: royalviewranch@aol.com
Sent: Monday, September 23, 2019 5:33 PM
To: Sibbet, David
Subject: No County Environmental comment

Karen Binns
2637 Deer Springs Place
San Marcos, CA 92069-9761

Hi David, We had our Twin Oaks Sponsor Group meeting last week and could not comprehend if we were looking at an EIR document or not.

I do not understand what has changed from 2014 to now. An EIR was supposed to have been done. Karen Binns

Here are some past documents on this project:

Aug. 12, 2014
North County Environmental Resources Site Plan: Request for Environmental Impact Report : Case Number: PDS2008-3500-08-015

Sep. 11, 2014
CEQA Initial Study – Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

May 21, 2015
Review of First Screencheck Draft Environmental Impact Report (EIR) for North County Environmental Resources Site Plan Record ID: PDS2008-3500-08-015; Environmental Log No: PDS2008-3910-0808012

The project is listed on the County's CEQA website page: https://www.sandiegocounty.gov/pds/ceqa_public_review.html

So, Is this an EIR or not?

Here are a list of the documents from the CEQA site page:

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

Landscape Plans

13

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

NORTH COUNTY ENVIRONMENTAL RESOURCES
PDS2008-3500-08-015; PDS2008-3910-0808012
SEPTEMBER 24, 2019, SAN MARCOS DINING ROOM
DRAFT 15183 PUBLIC DISCLOSURE MEETING COMMENT SHEET

Dear David & Darin,

It was surprising to learn at the meeting that the Director will be sending an appointee & not be at the hearing himself in person. Why not? Stuff gets lost in translation & if the Director is going to be making the "decision" then he needs to be there, at the hearing, listening to the public. I do not think that this is too much to ask. Maybe his decision is already made. Who knows.

Mail to:

David Sibbet, Project Manager
5510 Overland Ave., Suite 310
San Diego, CA 92123

Email: David.Sibbet@sdcounty.ca.gov

FAX: (858) 694-3373

Phone: (858) 694-3091

Karen Binns 9/25/19
Signature, Date

Karen Binns
Print Name

2637 Deer Springs PL.
Address

San Marcos, CA 92069
City, State, Zip Code

37

Sibbet, David

From: royalviewranch@aol.com
Sent: Tuesday, October 01, 2019 4:54 PM
To: Sibbet, David
Subject: No County Environmental comments
Attachments: N C Environmental My Comments.doc

David, Attached please find my comments. Thank you. Karen Binns

October 1, 2019

Karen Binns
2637 Deer Springs Place
San Marcos, CA 92069-9761
760-744-5916
royalviewranch@aol.com

David Sibbett
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

Environmental Comments:

Dear David,

I would like to thank you for the opportunity to comment on these documents.
I have been following this project from its beginnings. I was 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 my 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.
The Montreau housing neighborhood is directly across the freeway from this project. They will be receiving the prevailing winds from this project.

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

Noise:

The community 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 were 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 stated 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.

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 my concerns.

Sincerely,

Karen Binns

12

Sibbet, David

Subject: FW: thanks for last nights meeting

From: royalviewranch@aol.com <royalviewranch@aol.com>
Sent: Wednesday, September 25, 2019 12:42 PM
To: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Sibbet, David <David.Sibbet@sdcounty.ca.gov>
Subject: Re: thanks for last nights meeting

They have had Federal Offences and major fines. Imprisonment also on their businesses doings . Over 2 Million dollars in restitution. It was in the Union Tribune, etc. I can send you the court information if you would like.

That is why we are so concerned that they will just skirt the laws. Karen

Karen Binns

10

Sibbet, David

From: royalviewranch@aol.com
Sent: Wednesday, September 25, 2019 11:58 AM
To: Neufeld, Darin; Sibbet, David
Subject: thanks for last nights meeting

Hi David and Darin, I wanted to say thank you last night when I was leaving the meeting but you were both bombarded with people.

Just want to say thank you for being there and listening to our concerns.

With the history of that family and breaking the law (you can google and know exactly the serious issues they have had with not following the laws) we are so concerned that they will have all kinds of hazardous materials come into that plant and be processed.

Code enforcement is useless in some instances. Karen Binns

October 3, 2019

County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, California 92123
Attention: Mr. David Sibbet

Subj: North County Environmental Resources, Site Plan 1-15 Review, S.O: PDS2008-3500-015, Log No. PDS2008-3910-0808012.

I am writing to express my deep concerns with the County of San Diego's intended decision to approve the Subject proposed project under the California Environmental Quality Act (CEQA) 15183 Exemption process. Under this process, there is no language that states the County has any requirement to accept and consider our comments. In fact, that is expressly what the County doesn't have to do. The statement in the Public Notice dated September 12th, that comments will be "taken into consideration" is not consistent with the exemption process, and has no statutory guidelines to define its claim. Therefore, there is no standard or measure by which to measure if this claim has been fulfilled. The initial hearing is example of this issue. Almost 20 speakers and approximately 70 attendees were told at the close of the meeting that written comments were more useful, as nothing was recorded of the hearing other than staff notes. Under an Environmental Impact Report (EIR) process, the verbal comments would have been recorded by either a court reporter or an electronic recording device and then transcribed. The only conclusion to be reached is that the statement "taken into consideration" is intended to mislead the public into believing we have been granted a role in the process. This is specifically and exactly what has been taken away from us.

Title 14, California Code of Regulations, Section 15201, states "Public Participation is an ESSENTIAL part of the CEQA process". Not only has the County excluded our meaningful involvement by taking away the formal EIR process previously underway, it has also selected a process that flies in the face of the purpose of CEQA and public review; "to share expertise, to check for accuracy, to detect omissions, and to discover public concerns". The decision to use the exemption process is specifically at cross purposes to Title 14. Additionally, in-house review of the technical studies alone is not an adequate basis by which to review their calculations, methodology and conclusions. If necessary, a FOIA request will be submitted to obtain copies of the in-house review comments and what, if any changes to the studies were made.

The County is claiming that the project is consistent with the 2011 General Plan Update (GPU) EIR. This is an 8-year-old document, and clearly many conditions have changed. In 2013, State legislation was proposed to limit the shelf life of an EIR to 7 years illustrating the common sense notion that these documents do not stay relevant for more than a few years. Relying on an 8-year old environmental document, to exempt a project that already pushes the very limits of significant impacts, is not appropriate for a project of this magnitude. One of the criteria to exempt a project under the 15183

process, is that there should be no new information which results in more severe impacts than anticipated by the GPU EIR. Again, the technical studies provided by the applicant must be reviewed and scrutinized by the public under a stand-alone EIR process, and not taken at face value. Initial review of these studies shows alarming and possibly understated impacts, despite their conclusions that none are possible. For example, there is discussion in the supplementary noise technical analysis that illustrates that under certain conditions, noise levels will be at the absolute limits of allowable A-weighted Sound Pressure Level (dBA) Equivalent sound level (Leq), and yet the document concludes that there is no possibility for exceeding those limits, "based on data provided by the applicant". The data wasn't specifically included in the report. The decision to downgrade the approval process and exclude meaningful review of these studies, is to the sole benefit of the applicant.

Under the terms of the permit, the proposed facility has the option to collect and process materials other than those studied in the reports and more CEQA would then be required. If the public has no rights to comment on the current proposal due to the 15183 Exemption process, we can only assume that we will have none in the future. The terms of the permit allow for changes that, if considered cumulatively along with the impacts from todays proposed project, is an additional avenue that could easily push the impacts to greater levels than those analyzed in the GPU EIR, and therefore an exemption could not be given. From the beginning of the CEQA processes, the public has stated our concerns with the potential for incrementation, and we asked for analyses that included full use and build-out of the facility. This was not provided, although the County should have recognized their obligation to require this of the applicant. Under the County's 15183 Exemption Process, projects being considered for this exemption must meet 5 specific criteria, including "there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate". That criteria cannot be determined by a simple, in-house review of the technical documents. Again, a stand-alone EIR process must be reinstated to allow for public review under Title 14, as discussed above.

With severe concerns over global warming and climate change, the County has decided to exempt a project that could likely have significant impacts to the environment. Global impacts are not required to be addressed in an EIR, however the County's decision to exempt this project is not based on proper CEQA or stewardship. Please reinstate the formal EIR process and allow for public participation and involvement to help arrive at the best possible outcome for all considered.

Sincerely,

David Bixler
25553 Jesmond Dene Rd.
Escondido, CA 92026

CC:

Mark Wardlaw, Director
County of San Diego – Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 93123

Jim Desmond, Supervisor, District 5
1600 Pacific Coast Highway, room 335
San Diego, CA 92101

Ben Mills, Land Use Policy Advisor
1600 Pacific Coast Highway, Room 335
San Diego, CA 92101

Kristin Gaspar, Supervisor, District 3
1600 Pacific Highway, Room 335
San Diego, CA 92101

October 3, 2019

County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, California 92123
Attention: Mr. David Sibbet

Subj: North County Environmental Resources, Site Plan 1-15 Review, S.O: PDS2008-3500-015, Log No. PDS2008-3910-0808012.

I am writing to express my deep concerns with the County of San Diego's intended decision to approve the Subject proposed project under the California Environmental Quality Act (CEQA) 15183 Exemption process. Under this process, there is no language that states the County has any requirement to accept and consider our comments. In fact, that is expressly what the County doesn't have to do. The statement in the Public Notice dated September 12th, that comments will be "taken into consideration" is not consistent with the exemption process, and has no statutory guidelines to define its claim. Therefore, there is no standard or measure by which to measure if this claim has been fulfilled. The initial hearing is example of this issue. Almost 20 speakers and approximately 70 attendees were told at the close of the meeting that written comments were more useful, as nothing was recorded of the hearing other than staff notes. Under an Environmental Impact Report (EIR) process, the verbal comments would have been recorded by either a court reporter or an electronic recording device and then transcribed. The only conclusion to be reached is that the statement "taken into consideration" is intended to mislead the public into believing we have been granted a role in the process. This is specifically and exactly what has been taken away from us.

Title 14, California Code of Regulations, Section 15201, states "Public Participation is an ESSENTIAL part of the CEQA process". Not only has the County excluded our meaningful involvement by taking away the formal EIR process previously underway, it has also selected a process that flies in the face of the purpose of CEQA and public review; "to share expertise, to check for accuracy, to detect omissions, and to discover public concerns". The decision to use the exemption process is specifically at cross purposes to Title 14. Additionally, in-house review of the technical studies alone is not an adequate basis by which to review their calculations, methodology and conclusions. If necessary, a FOIA request will be submitted to obtain copies of the in-house review comments and what, if any changes to the studies were made.

The County is claiming that the project is consistent with the 2011 General Plan Update (GPU) EIR. This is an 8-year-old document, and clearly many conditions have changed. In 2013, State legislation was proposed to limit the shelf life of an EIR to 7 years illustrating the common sense notion that these documents do not stay relevant for more than a few years. Relying on an 8-year old environmental document, to exempt a project that already pushes the very limits of significant impacts, is not appropriate for a project of this magnitude. One of the criteria to exempt a project under the 15183

process, is that there should be no new information which results in more severe impacts than anticipated by the GPU EIR. Again, the technical studies provided by the applicant must be reviewed and scrutinized by the public under a stand-alone EIR process, and not taken at face value. Initial review of these studies shows alarming and possibly understated impacts, despite their conclusions that none are possible. For example, there is discussion in the supplementary noise technical analysis that illustrates that under certain conditions, noise levels will be at the absolute limits of allowable A-weighted Sound Pressure Level (dBA) Equivalent sound level (Leq), and yet the document concludes that there is no possibility for exceeding those limits, "based on data provided by the applicant". The data wasn't specifically included in the report. The decision to downgrade the approval process and exclude meaningful review of these studies, is to the sole benefit of the applicant.

Under the terms of the permit, the proposed facility has the option to collect and process materials other than those studied in the reports and more CEQA would then be required. If the public has no rights to comment on the current proposal due to the 15183 Exemption process, we can only assume that we will have none in the future. The terms of the permit allow for changes that, if considered cumulatively along with the impacts from todays proposed project, is an additional avenue that could easily push the impacts to greater levels than those analyzed in the GPU EIR, and therefore an exemption could not be given. From the beginning of the CEQA processes, the public has stated our concerns with the potential for incrementation, and we asked for analyses that included full use and build-out of the facility. This was not provided, although the County should have recognized their obligation to require this of the applicant. Under the County's 15183 Exemption Process, projects being considered for this exemption must meet 5 specific criteria, including "there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate". That criteria cannot be determined by a simple, in-house review of the technical documents. Again, a stand-alone EIR process must be reinstated to allow for public review under Title 14, as discussed above.

With severe concerns over global warming and climate change, the County has decided to exempt a project that could likely have significant impacts to the environment. Global impacts are not required to be addressed in an EIR, however the County's decision to exempt this project is not based on proper CEQA or stewardship. Please reinstate the formal EIR process and allow for public participation and involvement to help arrive at the best possible outcome for all considered.

Sincerely,



Timarie Bixler
25553 Jesmond Dene Rd.
Escondido, CA 92026

CC:

Mark Wardlaw, Director
County of San Diego – Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 93123

Jim Desmond, Supervisor, District 5
1600 Pacific Coast Highway, room 335
San Diego, CA 92101

Ben Mills, Land Use Policy Advisor
1600 Pacific Coast Highway, Room 335
San Diego, CA 92101

Kristin Gaspar, Supervisor, District 3
1600 Pacific Highway, Room 335
San Diego, CA 92101

Sibbet, David

From: ellenblakeborough@gmail.com
Sent: Monday, October 28, 2019 3:46 PM
To: Sibbet, David
Subject: Fwd: North County Environmental Resources Site Plan Review
Attachments: filename-1.pdf

Comments cont.

PPS Heavy trucks? a probable spark? Dry brush along roadsides that will probably, when natives cleared, be replaced by highly volatile (search " why are California fires so hot now") mustard weeds, cheatgrass, and Russian Thistle (Tumbleweed)highly invasive, explosive fire fuels that also destroy the soil chemistry, overtaking the fire resistant plants.The mustard has a chemical compound in it that won't allow fire resistant natives to grow. During the 30's prairie fires a Russian Thistle would blow high in the air and catch a farmhouse
a mile away on fire. In the Bonsall tragedy some of the embers were from 4miles away. Yes, and we get the high Santa Ana winds and the onshore winds, so checkout every direction what is all around this area. There have been small fires near there. Even a hot manifold can catch those dry weeds afire.Hidden Meadows basically has one way out. Who lives near there? The County doesn't seem to monitor or enforce its codes like a city. (Eg : The 4" High graffiti on the 30 foot banner in the mustard weed(should have been cut by September 1)east of 15 near Champagne Blvd/Mt Meadow Park and Ride, just the other side of the freeway fence is still there after I called the graffiti hotline last week. Surely some County employee must have seen it?

Diamond doesn't have a reputation for obeying sewage environmental laws.

Well, hope someone reads this.

Ellen Blakeborough
Hidden Meadows voter

Begin forwarded message:

> **From:** ellenblakeborough@gmail.com
> **Date:** October 28, 2019 at 2:28:44 PM PDT
> **To:** David.Sibbet@sdcounty.ca.gov
> **Subject: Fwd: North County Environmental Resources Site Plan Review**
>
> P S I forgot to add, due to past history of this owner, he cannot be trusted to follow the rules.
>
> Sent from my iPad
>
> Begin forwarded message:
>
> > **From:** ellenblakeborough@gmail.com
> > **Date:** October 28, 2019 at 2:05:41 PM PDT
> > **To:** David.Sibbet@sdcounty.ca.gov
> > **Subject: North County Environmental Resources Site Plan Review**

Sibbet, David

From: ellenblakeborough@gmail.com
Sent: Monday, October 28, 2019 2:06 PM
To: Sibbet, David
Subject: North County Environmental Resources Site Plan Review
Attachments: filename-1.pdf

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov<mailto:spam.protection@sdcounty.ca.gov>.

Comments-
Just this September on a day there was rain, around 10 pm, I think I saw a cougar off Deer Springs Rd. (Thin but graceful) It needs water and a large native plant habitat. As I have aged I have observed if we take care of our native habitats they will take care of us. Do you want oil from a gas station (conduit goes under 15 for roadside creek that ends at the ocean) to pollute water going to where your grandkids will swim, surf and pollute the fish you may eat? Don't you want clean air and water? In LA County my chest hurt by 1pm due to the air quality(friends and relatives died from lung issues due to air quality there(non smokers).
With the winds, the air may blow your way! We need lots of native trees and plants which get moisture from the coastal fog & bring water into the water table(Napa Valley's grapes lower the water table).They will purify the air so we don't end up like Carson or Commerce in LA or along 95 going from NYC to Connecticut). The hilltops with trees will slow the fire winds, clean our air, provide for our very own native flora and fauna that make San Diego the lovely place it is.
Please Save Our Cougar!

Sibbet, David

From: ellenblakeborough@gmail.com
Sent: Monday, October 28, 2019 2:29 PM
To: Sibbet, David
Subject: Fwd: North County Environmental Resources Site Plan Review
Attachments: filename-1.pdf

P S I forgot to add, due to past history of this owner, he cannot be trusted to follow the rules.

Sent from my iPad

Begin forwarded message:

From: ellenblakeborough@gmail.com
Date: October 28, 2019 at 2:05:41 PM PDT
To: David.Sibbet@sdcounty.ca.gov
Subject: North County Environmental Resources Site Plan Review

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov.

Comments-
Just this September on a day there was rain, around 10 pm, I think I saw a cougar off Deer Springs Rd. (Thin but graceful) It needs water and a large native plant habitat. As I have aged I have observed if we take care of our native habitats they will take care of us. Do you want oil from a gas station (conduit goes under 15 for roadside creek that ends at the ocean) to pollute water going to where your grandkids will swim, surf and pollute the fish you may eat? Don't you want clean air and water? In LA County my chest hurt by 1pm due to the air quality(friends and relatives died from lung issues due to air quality there(non smokers).
With the winds, the air may blow your way! We need lots of native trees and plants which get moisture from the coastal fog & bring water into the water table(Napa Valley's grapes lower the water table).They will purify the air so we don't end up like Carson or Commerce in LA or along 95 going from NYC to Connecticut). The hilltops with trees will slow the fire winds, clean our air, provide for our very own native flora and fauna that make San Diego the lovely place it is.
Please Save Our Cougar!

Date: Oct 28, 2019

David Sibbet, Planning Manager via mail and email to David.Sibbet@sdcounty.ca.gov
County of San Diego - Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

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

Dear Mr. Sibbet:

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

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

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

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

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

Signed, Ellen D Blakeborough (Hidden Meadows

Print Name, Ellen D Blakeborough Address, 27708 Narcissa Ct
Escondido, CA,

30

Sibbet, David

From: theresa bleifuss <traceyblei@gmail.com>
Sent: Monday, September 30, 2019 2:04 PM
To: Sibbet, David; Gaspar, Kristin; Desmond, Jim; pmcnamara@escondido.org; jmasson@escondido.org; team10@kgtv.com
Subject: Hilltop Recycling Group concerns

I expect the applicant to be required to submit a full Environmental Impact Report for this project as the County required in 2015.

The presence of an industrial recycling facility in this residential area will be disruptive and have a number of negative consequences for local residents, not limited to:

Particulate emissions from demolition and leveling on mountain side as well as from operation crushing and grinding and material handling equipment outdoors

Noise from explosive blasting during construction phase and then operation phase of crushing and associated equipment on site.

Operating hours 5:00 AM till 7:00 PM, not meeting Policy N-5.2 of the General Plan

Noise and dust from fully loaded trucks entering and leaving site through Mesa Rock Road, Center City Parkway and Deer Springs overpass.

Community is burdened with monitoring and reporting violations including gas emissions, noise, dust, or truck loads in and out.

I ask you to convey my concerns listed above and my opposition to the project to PDS Director Mark Wardlaw.

Theresa Bleifuss
10218 Stonehurst Drive
Escondido, CA 92026

48

Sibbet, David

From: Larry Bowe <larrybowe@comcast.net>
Sent: Friday, October 04, 2019 3:30 AM
To: Sibbet, David; Wardlaw, Mark; Desmond, Jim; Mills, Benjamin; Gaspar, Kristin
Subject: Opposition to Mesa Rd concrete crushing operation
Attachments: Traditional Letter.pdf

FROM THE DESK OF

LARRY S BOWE

October 2, 2019

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

Dear Mr Sibbet,

My wife, Kelly, and I live at 2927 Rue Montreux, Escondido, CA 92026. We have learned recently of the proposed concrete crushing facility near Mesa Rock Road.

This facility and the uses inherent will be detrimental to our enjoyment of our property. We are both retired and home during the day, everyday. We also babysit our grandchildren in our home on occasion. The noise and odors will be harmful to our home and neighborhood.

Please do not allow this use which impacts others not on this property.

Larry and Kelly Bowe

October 19, 2019

Mark Wardlaw, Director
County of San Diego – Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123
Mark.Wardlaw@sdcounty.ca.gov

NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15 Review, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012

Dear Mr. Wardlaw:

I expect the applicant to be required to submit a full Environmental Impact Report for this project as the County required in 2015.

It is the season for the World Series. When I watch, it is obvious we Americans love the contest between teams that both have opportunities at playing offense and defense. In this situation of the proposed Construction Demolition Recycling Center, the County is now using the California Environmental Quality Act Section 15183 exemption process which eliminates fairness. If approved, the applicant will be granted the position of being permanently on the offense, while the County of San Diego and 6,000 plus residents in the area will be in a position of permanent defense. The CEQA exemption process is not appropriate for this project. There are too many stakeholders for an exemption.

The applicant has proven to be a less than desirable neighbor. The property was illegally graded around 2005. It is at that time, I looked over and saw possibly 100 to 150 blue porta-potties on the site. The County PDS stated that action was out of code and will take care of it. Who knows what the plans were for all of those porta-potties on that site?

Almost every Saturday morning for numerous hours, this applicant shoots guns from the project site, ranging from pistols to rifles to semi-automatic weapons. Wind travels west to east and noise propagates with distance, especially in this topography of valleys and mountains. Being about a mile away, my family is disturbed at our home site for hours. I have heard these shots while hiking 2.5 miles east of the project site. I reached out to the County, the Sheriff and to the Board of Supervisors. The only agency to respond was the Sherriff through an email stating the property owner had the right to shoot guns. The San Diego Sherriff department released the County shooting map on September 16, 2011. This spot is zoned for shooting with restrictions. All areas adjacent to this spot are not zoned for shooting.

In footnote 1 of the Technical Memorandum regarding noise from DUDEK, it states:

> "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."

What is included in these other categories? Would the applicant have the right to process these materials without a notice to the San Diego County and/or to the residents? Does this mean the applicant can process radioactive concrete from San Onofre without notifying San Diego County? Without notifying the over 6,000 residents?

The business plan only calls for the shipping out of 2 truckloads per day. This amount is not economically viable. What is the applicant really trying to do with this property?

At times, technical reports are in conflict with each other and methodologies are different among consultants. Which consultant do we believe?

I am opposed to such a vague project that has conflicting details. The project is not going to be economically viable with rates set forth by the applicant. By approving the special CEQA Section 15183 exemption process and eliminating the Environmental Impact Review, the applicant will be given full go ahead to be a poor neighbor without oversight and accountability, potentially harming thousands of residents in the area.

I ask of you and propose:

1) The zoning of this property be legally set back to Rural Residential
2) A full Environmental Impact Review be performed as required in 2015.
3) The Sherriff shooting zone for this spot zone be changed to "No Shooting" allowed.

Respectfully,

Signed: 

Name: Laura M. Bowersox

Address: 25240 Jesmond Dene Hts Place

Escondido, CA 92026

October 27, 2019

David Sibbet, Planning Manager
County of San Diego – Planning and Development Services
5510 Overland Avenue, Suite 130
San Diego, CA 92123
david.sibbet@sdcounty.ca.gov

NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15 Review, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012

Dear Mr. Sibbet:

I am not in favor of the above project and would expect the applicant to be required to submit a full Environmental Impact Report for this project as the County required in 2015.

I have read through the original Noise analysis by Ldn Consulting, Inc. and the Supplementary Noise Analysis, by DUDEK. I have questions and issues with both analyses.

1. There is no equipment layout, yet both of the Consultants calculate noise levels from the centroid of the property with confidence?

   All the presented noise calculations are from the triangulated "center" of the property. Therefore, distances to residences may be actually closer than reported and the decibels at the property lines may be higher than calculated.

2. The original Ldn Noise assessment report had reduction of noise due to buildings.

   There is not a facility layout with machinery and buildings.

3. Noise analysis by both consultants does not address Meteorological effects (wind, temperature and humidity) of noise propagation over distance.

   "First of all, wind alters sound propagation by the mechanism of refraction; that is, wind bends sound waves. Wind nearer to the ground moves more slowly than wind at higher altitudes, due to surface characteristics such as hills, trees, and man-made structures that interfere with the wind. This wind gradient, with faster wind at higher elevation and slower wind at lower elevation causes sound waves to bend downward when they are traveling to a location downwind of the source and to bend upward when traveling toward a location upwind of the source. Waves bending downward means that a listener standing downwind of the source will hear louder noise levels than the listener standing upwind of the source. This phenomenon can significantly impact sound propagation over long distances and when wind speeds are high."
   Source: https://www.abdengineering.com/blog/weather-affects-noise-study/

4. The Supplementary Noise Analysis does not have details for a blasting plan, yet claims blasting would be less than significant. How can the consultants have that kind of confidence without a plan?

5. The noise analysis should have noise contours lines to account for the geography of the area.

6. The Supplementary Analysis by Dudek, proposes that the noise at property lines should be legally set at the side of the applicant and not at the side of the resident. This fails to address San Diego County " ORDINANCE NO. 9962 (N.S.), Section 1. Title 3, Division 6, Chapter 4 of the San Diego County Code of Regulatory Ordinances is amended to read as follows: **CHAPTER 4. NOISE ABATEMENT AND CONTROL"** legally and properly.

In the following table, the consultant misleads the reader with the words "Permitted Land Use". The consultant is stating that the noise level of 70 dBA is acceptable at the lot line where the permitted land meets zoning R-R and A-70.

Table 5
Operational Noise Levels at Adjusted Lot Line Boundary

Source[1]	Source Noise Level at 50 feet (dBA L_{eq})	Distance to Property Line[2] (feet)	Noise Reduction Due to Distance (dBA)	Noise Reduction from Topography (dBA)	Calculated Noise Level at Property Line (dBA L_{eq})
Wheel Loader	75	400	-18.1	0	56.9
C & D Crusher	88	400	-18.1	0	69.9
				Combined Calculated Noise Level (dBA L_{eq})	70
				County Noise Standard for Permitted Land Use (dBA L_{eq})	70
				Complies with County Noise Ordinance?	Yes



I suggest that the 70 be striked and the R-R and A-70 land use dBA be inserted. With this accurate look, using the San Diego County ORDINANCE NO. 9962 (N.S.), the project clearly does not comply with County Noise Ordinance.

Table 5
Operational Noise Levels at Adjusted Lot Line Boundary

Source[1]	Source Noise Level at 50 feet (dBA L_{eq})	Distance to Property Line[2] (feet)	Noise Reduction Due to Distance (dBA)	Noise Reduction from Topography (dBA)	Calculated Noise Level at Property Line (dBA L_{eq})
Wheel Loader	75	400	-18.1	0	56.9
C & D Crusher	88	400	-18.1	0	69.9
				Combined Calculated Noise Level (dBA L_{eq})	70
				County Noise Standard for ~~Permitted~~ Land Use (dBA L_{eq})	~~70~~ 50
				Complies with County Noise Ordinance?	~~Yes~~ NO

7. The first Ldn study bases the ambient noise level on two readings on that large property. Both readings are on Wednesday, March 13, 2013 between 9 AM and 10 AM, (the same day) and only 20 minutes long and only 1200 feet apart. This is an old measurement taken during a slow period of traffic. A new and relevant study for ambient noise needs to be prepared with varied hours (5 AM to 7 PM) and varied days accounting for the various meteorological effects in this hilly geology. Then, one can actually apply the San Diego County noise ORDINANCE NO. 9962 (N.S.) properly.

8. The Supplementary Analysis by Dudek, proposes a reduction of noise to the South due to a ridgeline. The true geography is a hill with a saddle, not a continuous ridgeline. The rooflines of these residents (in the City of Escondido to the South) are easily visible from the Jesmond Dene Area and I-15 because of this saddle. The use of ridgeline is misleading to those us who know the area. The use of ridgeline calculations is used wrong to get results that help this applicant.

9. Noise travels west to east. There is permitted gun shooting on that property and it is very disturbing. Will the applicants hide behind a wall and continue to shoot pistols, rifles and semi-automatics for hours on end on the weekends? Please hear and see the disturbing video in the **attachment** of this email.

10. The applicant proposes a wall to abate noise, but studies show that walls only propagate noise further. Walls help for the first 50 meters of noise reduction but then increases the noise for a further distance, especially in humid areas.
https://undark.org/2017/12/27/highway-noise-barrier-science/

Thank you for reading and taking public comments. There are too many conflicting and incomplete analyses that a layperson like myself was able to find. This project requires a thorough EIR with due diligence and integrity.

Respectfully,

Name: Laura M. Bowersox 10/27/2019

Address: 25240 Jesmond Dene Hts Place
Escondido, CA 92026

Cc:

Ben Mills, Land Use Policy Advisor	Benjamin.mills@sdcounty.ca.gov
Darin Neufeld, Chief	Darin.Neufeld@sdcounty.ca.gov
Mel Millstein, Group Program Manager	mel.millstein@sdcounty.ca.gov

Sibbet, David

From: Laura Bowersox <lmsox@cox.net>
Sent: Monday, October 28, 2019 3:43 PM
To: Sibbet, David
Cc: Mills, Benjamin; Neufeld, Darin; Millstein, Mel
Subject: Visual and Agricultural -NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15
Attachments: October 28_View_ag.docx

Good Afternoon Mr. Sibbet,

Attached is a letter addressing the visual and agricultural aspects of the project from my perspective. Thank you for taking public comments.

Laura Bowersox

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov.

October 28, 2019

David Sibbet, Planning Manager
County of San Diego – Planning and Development Services
5510 Overland Avenue, Suite 130
San Diego, CA 92123
david.sibbet@sdcounty.ca.gov

NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15 Review, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012

Dear Mr. Sibbet:

I am not in favor of the above project and would expect the applicant to be required to submit a full Environmental Impact Report for this project as the County required in 2015.

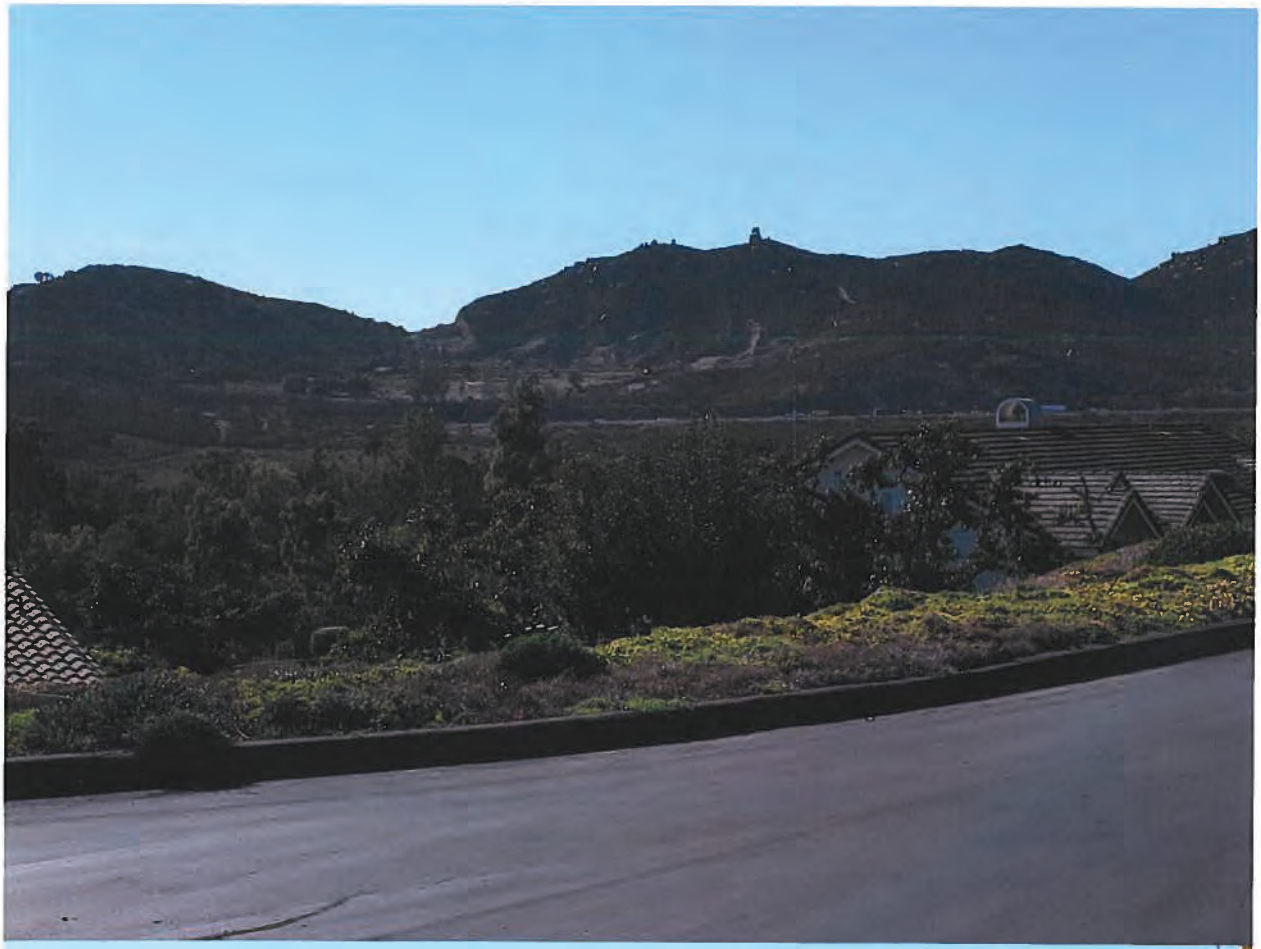
I have read through the Visual Resources Impact Report, prepared by TRS Consultants. I have also looked at the IPM plan dated 8/21/2014. I have questions and issues with the analyses. For both analysis, I would expect studies using accurate modern technology, considering the size of this project and the number of stakeholders.

1. TRS Consultant study, page 11, 3.2 Project Viewshed.

   "The viewshed of the project represents a viewer's perspective…" is the proper definition of viewshed. It is from the viewers' perspective. The study then uses the term viewshed inaccurately in Figure 4, page F-5. Figure 4, is only an elevation drawing of areas that are supposedly higher in elevation and will be able to look down on the project. It is not a viewshed, it is a line of sight map from the project. There are two problems:

   a. You are in a toddler's viewshed, although you are taller than the toddler. The Consultant's study excludes all viewers and properties that are "shorter" in elevation than the project.

   b. My neighborhood is about .7 miles away and not included in their analysis of viewshed, Figure 4, affected homes. Please see the attached four photos of different vantage points in my neighborhood's viewshed in Jesmond Dene Heights. I think you will agree that my neighborhood is affected. How many other neighborhoods are not in this study that will be affected? Again, this study needs to be more precise and use accurate modern modeling techniques, like GIS.









2. The TRS consultant report continually uses subjective and misleading words like "few", "Low in number", "View is distant" and "low to moderate". These words are subjective and provide no data what so ever.

    a. Page 14, Viewer Sensitivity, last paragraph.
    "This view is distant, however, and details of the view are difficult to discern."
    Subjective statement. My house is .7 miles away and I can discern the view.
    b. Page 14, Viewer Exposure, second paragraph.
    Regarding the stationary viewers: "….In proximity to the project they are low in number." What is low? There are over 6,000 residents in this valley.
    c. Page 15, Viewer Awareness, paragraph five.
    "The awareness of the viewers in this area is low to moderate." Again, this is subjective and what does this mean? How do the consultants know awareness of the area? How large is the area? What roads are in this area? Such vague analysis that provide no data. I have 100% awareness of this project, as do every person in my neighborhood!

3. The IPM plan is a draft plan dated 8-21-2014. This plan reads like a textbook for any project in North America, inserting the business name where appropriate. Again, it is vague and does not address the specifics of this project. It does state, that the project will post what items it will take and those that it will not accept. It still does not address the dangerous vectors that can enter the project, then spread to the east by prevailing winds. Jesmond Dene Valley, Twin Oaks and areas north like Hidden Meadows, and Pauma Valley are all at risk of receiving vectors from this site. We are in a large agricultural area being avocados and citrus. I just received the October email updating citrus growers in San Diego County of the ACP and HLB threat. Vectors from this site is real and can affect us tremendously as a County.
    a. I propose that you have the San Diego County Agriculture, Weights and Measure Department sign off on this project since it is being proposed in an area where agriculture is large

Thank you for reading and taking public comments. There are too many conflicting and incomplete analyses that a layperson like myself was able to find. This project requires a thorough EIR with due diligence, integrity and the science of modern technology.

Respectfully,

Name: Laura M. Bowersox 10/28/2019

Address: 25240 Jesmond Dene Hts Place
Escondido, CA 92026

Cc:	Ben Mills, Land Use Policy Advisor	Benjamin.mills@sdcounty.ca.gov
	Darin Neufeld, Chief	Darin.Neufeld@sdcounty.ca.gov
	Mel Millstein, Group Program Manager	mel.millstein@sdcounty.ca.gov

October 19, 2019

Darin Neufeld, Chief
County of San Diego – Planning and Development Services
5510 Overland Avenue, Suite 130
San Diego, CA 92123
Darin.Neufeld@sdcounty.ca.gov

NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15 Review, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012

Dear Mr. Neufeld:

I expect the applicant to be required to submit a full Environmental Impact Report for this project as the County required in 2015.

It is the season for the World Series. When I watch, it is obvious we Americans love the contest between teams that both have opportunities at playing offense and defense. In this situation of the proposed Construction Demolition Recycling Center, the County is now using the California Environmental Quality Act Section 15183 exemption process which eliminates fairness. If approved, the applicant will be granted the position of being permanently on the offense, while the County of San Diego and 6,000 plus residents in the area will be in a position of permanent defense. The CEQA exemption process is not appropriate for this project. There are too many stakeholders for an exemption.

The applicant has proven to be a less than desirable neighbor. The property was illegally graded around 2005. It is at that time, I looked over and saw possibly 100 to 150 blue porta-potties on the site. The County PDS stated that action was out of code and will take care of it. Who knows what the plans were for all of those porta-potties on that site?

Almost every Saturday morning for numerous hours, this applicant shoots guns from the project site, ranging from pistols to rifles to semi-automatic weapons. Wind travels west to east and noise propagates with distance, especially in this topography of valleys and mountains. Being about a mile away, my family is disturbed at our home site for hours. I have heard these shots while hiking 2.5 miles east of the project site. I reached out to the County, the Sheriff and to the Board of Supervisors. The only agency to respond was the Sherriff through an email stating the property owner had the right to shoot guns. The San Diego Sherriff department released the County shooting map on September 16, 2011. This spot is zoned for shooting with restrictions. All areas adjacent to this spot are not zoned for shooting.

In footnote 1 of the Technical Memorandum regarding noise from DUDEK, it states:

> "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."

What is included in these other categories? Would the applicant have the right to process these materials without a notice to the San Diego County and/or to the residents? Does this mean the applicant can process radioactive concrete from San Onofre without notifying San Diego County? Without notifying the over 6,000 residents?

The business plan only calls for the shipping out of 2 truckloads per day. This amount is not economically viable. What is the applicant really trying to do with this property?

At times, technical reports are in conflict with each other and methodologies are different among consultants. Which consultant do we believe?

I am opposed to such a vague project that has conflicting details. The project is not going to be economically viable with rates set forth by the applicant. By approving the special CEQA Section 15183 exemption process and eliminating the Environmental Impact Review, the applicant will be given full go ahead to be a poor neighbor without oversight and accountability, potentially harming thousands of residents in the area.

I ask of you and propose:

1) The zoning of this property be legally set back to Rural Residential
2) A full Environmental Impact Review be performed as required in 2015.
3) The Sherriff shooting zone for this spot zone be changed to "No Shooting" allowed.

Respectfully,

Signed: Laura M. Bowersox

Name: Laura M. Bowersox

Address: 25240 Jesmond Dene Hts Place

Escondido, CA 92026

Sibbet, David

From: Laura Bowersox <lmsox@cox.net>
Sent: Sunday, October 27, 2019 5:06 PM
To: Sibbet, David
Cc: lmsox@cox.net
Subject: Fwd: NCER Response to EIR on Sept. 24, 2014.

Good Afternoon,

Hope you are doing well.
As you stated in previous meetings, I am forwarding a message that I sent 2014. I am still concerned about all, but not addressed by anyone is the OSHA requirements for people trained to recognize asbestos., #3 in the list.

Also, I do mention pests (vectors)

Thank you again for taking public comment.

Laura Bowersox
> ---------- Original Message ----------
> From: lmsox@cox.net
> To: beth.ehsan@sdcounty.ca.gov
> Cc: whsox@cox.net
> Date: September 30, 2014 at 12:28 AM
> 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

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov<mailto:spam.protection@sdcounty.ca.gov>.

Sibbet, David

From: Laura Bowersox <lmsox@cox.net>
Sent: Sunday, October 27, 2019 4:55 PM
To: Sibbet, David
Cc: Mills, Benjamin; Neufeld, Darin; Millstein, Mel
Subject: Noise: NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15 Review
Attachments: gunshots.mp4; Oct_25_letter.docx

Good Afternoon,

Attached is a letter concerning noise and the analysis of noise for the above proposed project. Additionally, I have attached an MP-4 of the gunshots that I here at my property.

Thank you for your consideration and time.

Laura Bowersox

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov.

October 19, 2019

David Sibbet, Planning Manager
County of San Diego – Planning and Development Services
5510 Overland Avenue, Suite 130
San Diego, CA 92123
david.sibbet@sdcounty.ca.gov

NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15 Review, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012

Dear Mr. Sibbet:

I expect the applicant to be required to submit a full Environmental Impact Report for this project as the County required in 2015.

It is the season for the World Series. When I watch, it is obvious we Americans love the contest between teams that both have opportunities at playing offense and defense. In this situation of the proposed Construction Demolition Recycling Center, the County is now using the California Environmental Quality Act Section 15183 exemption process which eliminates fairness. If approved, the applicant will be granted the position of being permanently on the offense, while the County of San Diego and 6,000 plus residents in the area will be in a position of permanent defense. The CEQA exemption process is not appropriate for this project. There are too many stakeholders for an exemption.

The applicant has proven to be a less than desirable neighbor. The property was illegally graded around 2005. It is at that time, I looked over and saw possibly 100 to 150 blue porta-potties on the site. The County PDS stated that action was out of code and will take care of it. Who knows what the plans were for all of those porta-potties on that site?

Almost every Saturday morning for numerous hours, this applicant shoots guns from the project site, ranging from pistols to rifles to semi-automatic weapons. Wind travels west to east and noise propagates with distance, especially in this topography of valleys and mountains. Being about a mile away, my family is disturbed at our home site for hours. I have heard these shots while hiking 2.5 miles east of the project site. I reached out to the County, the Sheriff and to the Board of Supervisors. The only agency to respond was the Sherriff through an email stating the property owner had the right to shoot guns. The San Diego Sherriff department released the County shooting map on September 16, 2011. This spot is zoned for shooting with restrictions. All areas adjacent to this spot are not zoned for shooting.

In footnote 1 of the Technical Memorandum regarding noise from DUDEK, it states:

> "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."

What is included in these other categories? Would the applicant have the right to process these materials without a notice to the San Diego County and/or to the residents? Does this mean the applicant can process radioactive concrete from San Onofre without notifying San Diego County? Without notifying the over 6,000 residents?

The business plan only calls for the shipping out of 2 truckloads per day. This amount is not economically viable. What is the applicant really trying to do with this property?

At times, technical reports are in conflict with each other and methodologies are different among consultants. Which consultant do we believe?

I am opposed to such a vague project that has conflicting details. The project is not going to be economically viable with rates set forth by the applicant. By approving the special CEQA Section 15183 exemption process and eliminating the Environmental Impact Review, the applicant will be given full go ahead to be a poor neighbor without oversight and accountability, potentially harming thousands of residents in the area.

I ask of you and propose:

1) The zoning of this property be legally set back to Rural Residential
2) A full Environmental Impact Review be performed as required in 2015.
3) The Sherriff shooting zone for this spot zone be changed to "No Shooting" allowed.

Respectfully,

Signed: Laura M Bowersox

Name: Laura M. Bowersox

Address: 25240 Jesmond Dene Hts Place

Escondido, CA 92026

October 19, 2019

Mark Wardlaw, Director
County of San Diego – Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123
Mark.Wardlaw@sdcounty.ca.gov

NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15 Review, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012

Dear Mr. Wardlaw:

I expect the applicant to be required to submit a full Environmental Impact Report for this project as the County required in 2015.

It is the season for the World Series. When I watch, it is obvious we Americans love the contest between teams that both have opportunities at playing offense and defense. In this situation of the proposed Construction Demolition Recycling Center, the County is now using the California Environmental Quality Act Section 15183 exemption process which eliminates fairness. If approved, the applicant will be granted the position of being permanently on the offense, while the County of San Diego and 6,000 plus residents in the area will be in a position of permanent defense. The CEQA exemption process is not appropriate for this project. There are too many stakeholders for an exemption.

The applicant has proven to be a less than desirable neighbor. The property was illegally graded around 2005. It is at that time, I looked over and saw possibly 100 to 150 blue porta-potties on the site. The County PDS stated that action was out of code and will take care of it. Who knows what the plans were for all of those porta-potties on that site?

Almost every Saturday morning for numerous hours, this applicant shoots guns from the project site, ranging from pistols to rifles to semi-automatic weapons. Wind travels west to east and noise propagates with distance, especially in this topography of valleys and mountains. Being about a mile away, my family is disturbed at our home site for hours. I have heard these shots while hiking 2.5 miles east of the project site. I reached out to the County, the Sheriff and to the Board of Supervisors. The only agency to respond was the Sherriff through an email stating the property owner had the right to shoot guns. The San Diego Sherriff department released the County shooting map on September 16, 2011. This spot is zoned for shooting with restrictions. All areas adjacent to this spot are not zoned for shooting.

In footnote 1 of the Technical Memorandum regarding noise from DUDEK, it states:

> "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."

What is included in these other categories? Would the applicant have the right to process these materials without a notice to the San Diego County and/or to the residents? Does this mean the applicant can process radioactive concrete from San Onofre without notifying San Diego County? Without notifying the over 6,000 residents?

The business plan only calls for the shipping out of 2 truckloads per day. This amount is not economically viable. What is the applicant really trying to do with this property?

At times, technical reports are in conflict with each other and methodologies are different among consultants. Which consultant do we believe?

I am opposed to such a vague project that has conflicting details. The project is not going to be economically viable with rates set forth by the applicant. By approving the special CEQA Section 15183 exemption process and eliminating the Environmental Impact Review, the applicant will be given full go ahead to be a poor neighbor without oversight and accountability, potentially harming thousands of residents in the area.

I ask of you and propose:

1) The zoning of this property be legally set back to Rural Residential
2) A full Environmental Impact Review be performed as required in 2015.
3) The Sherriff shooting zone for this spot zone be changed to "No Shooting" allowed.

Respectfully,

Signed: 

Name: Laura M. Bowersox

Address: 25240 Jesmond Dene Hts Place

Escondido, CA 92026

October 27, 2019

David Sibbet, Planning Manager
County of San Diego – Planning and Development Services
5510 Overland Avenue, Suite 130
San Diego, CA 92123
david.sibbet@sdcounty.ca.gov

NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN I-15 Review, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012

Dear Mr. Sibbet:

I am not in favor of the above project and would expect the applicant to be required to submit a full Environmental Impact Report for this project as the County required in 2015.

I have read through the original Noise analysis by Ldn Consulting, Inc. and the Supplementary Noise Analysis, by DUDEK. I have questions and issues with both analyses.

1. There is no equipment layout, yet both of the Consultants calculate noise levels from the centroid of the property with confidence?

   All the presented noise calculations are from the triangulated "center" of the property. Therefore, distances to residences may be actually closer than reported and the decibels at the property lines may be higher than calculated.

2. The original Ldn Noise assessment report had reduction of noise due to buildings.

   There is not a facility layout with machinery and buildings.

3. Noise analysis by both consultants does not address Meteorological effects (wind, temperature and humidity) of noise propagation over distance.

   "First of all, wind alters sound propagation by the mechanism of refraction; that is, wind bends sound waves. Wind nearer to the ground moves more slowly than wind at higher altitudes, due to surface characteristics such as hills, trees, and man-made structures that interfere with the wind. This wind gradient, with faster wind at higher elevation and slower wind at lower elevation causes sound waves to bend downward when they are traveling to a location downwind of the source and to bend upward when traveling toward a location upwind of the source. Waves bending downward means that a listener standing downwind of the source will hear louder noise levels than the listener standing upwind of the source. This phenomenon can significantly impact sound propagation over long distances and when wind speeds are high."
   Source: https://www.abdengineering.com/blog/weather-affects-noise-study/

4. The Supplementary Noise Analysis does not have details for a blasting plan, yet claims blasting would be less than significant. How can the consultants have that kind of confidence without a plan?

5. The noise analysis should have noise contours lines to account for the geography of the area.

6. The Supplementary Analysis by Dudek, proposes that the noise at property lines should be legally set at the side of the applicant and not at the side of the resident. This fails to address San Diego County " ORDINANCE NO. 9962 (N.S.), Section 1. Title 3, Division 6, Chapter 4 of the San Diego County Code of Regulatory Ordinances is amended to read as follows: **CHAPTER 4. NOISE ABATEMENT AND CONTROL"** legally and properly.

In the following table, the consultant misleads the reader with the words "Permitted Land Use". The consultant is stating that the noise level of 70 dBA is acceptable at the lot line where the permitted land meets zoning R-R and A-70.

Table 5
Operational Noise Levels at Adjusted Lot Line Boundary

Source[1]	Source Noise Level at 50 feet (dBA L_{eq})	Distance to Property Line[2] (feet)	Noise Reduction Due to Distance (dBA)	Noise Reduction from Topography (dBA)	Calculated Noise Level at Property Line (dBA L_{eq})
Wheel Loader	75	400	-18.1	0	56.9
C & D Crusher	88	400	-18.1	0	69.9
				Combined Calculated Noise Level (dBA L_{eq})	70
				County Noise Standard for Permitted Land Use (dBA L_{eq})	70
				Complies with County Noise Ordinance?	Yes



I suggest that the 70 be striked and the R-R and A-70 land use dBA be inserted. With this accurate look, using the San Diego County ORDINANCE NO. 9962 (N.S.), the project clearly does not comply with County Noise Ordinance.

Table 5
Operational Noise Levels at Adjusted Lot Line Boundary

Source[1]	Source Noise Level at 50 feet (dBA L_{eq})	Distance to Property Line[2] (feet)	Noise Reduction Due to Distance (dBA)	Noise Reduction from Topography (dBA)	Calculated Noise Level at Property Line (dBA L_{eq})
Wheel Loader	75	400	-18.1	0	56.9
C & D Crusher	88	400	-18.1	0	69.9
				Combined Calculated Noise Level (dBA L_{eq})	70
				County Noise Standard for ~~Permitted~~ Land Use (dBA L_{eq})	~~70~~ 50
				Complies with County Noise Ordinance?	~~Yes~~ NO

7. The first Ldn study bases the ambient noise level on two readings on that large property. Both readings are on Wednesday, March 13, 2013 between 9 AM and 10 AM, (the same day) and only 20 minutes long and only 1200 feet apart. This is an old measurement taken during a slow period of traffic. A new and relevant study for ambient noise needs to be prepared with varied hours (5 AM to 7 PM) and varied days accounting for the various meteorological effects in this hilly geology. Then, one can actually apply the San Diego County noise ORDINANCE NO. 9962 (N.S.) properly.

8. The Supplementary Analysis by Dudek, proposes a reduction of noise to the South due to a ridgeline. The true geography is a hill with a saddle, not a continuous ridgeline. The rooflines of these residents (in the City of Escondido to the South) are easily visible from the Jesmond Dene Area and I-15 because of this saddle. The use of ridgeline is misleading to those us who know the area. The use of ridgeline calculations is used wrong to get results that help this applicant.

9. Noise travels west to east. There is permitted gun shooting on that property and it is very disturbing. Will the applicants hide behind a wall and continue to shoot pistols, rifles and semi-automatics for hours on end on the weekends? Please hear and see the disturbing video in the **attachment** of this email.

10. The applicant proposes a wall to abate noise, but studies show that walls only propagate noise further. Walls help for the first 50 meters of noise reduction but then increases the noise for a further distance, especially in humid areas.
https://undark.org/2017/12/27/highway-noise-barrier-science/

Thank you for reading and taking public comments. There are too many conflicting and incomplete analyses that a layperson like myself was able to find. This project requires a thorough EIR with due diligence and integrity.

Respectfully,

Name: Laura M. Bowersox 10/27/2019

Address: 25240 Jesmond Dene Hts Place
Escondido, CA 92026

Cc:

Ben Mills, Land Use Policy Advisor	Benjamin.mills@sdcounty.ca.gov
Darin Neufeld, Chief	Darin.Neufeld@sdcounty.ca.gov
Mel Millstein, Group Program Manager	mel.millstein@sdcounty.ca.gov

Sibbet, David

From: Jimenez, Ann
Sent: Wednesday, October 23, 2019 12:33 PM
To: Sibbet, David
Subject: FW: NCER concrete crushing plant
Attachments: Untitled.pages

They are requesting a response.

Thank you,

Ann Jimenez
PLANNING COMMISSION SECRETARY
COUNTY OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SAN DIEGO, CA 92123
O: (858) 694-3816

-----Original Message-----
From: LaVonne Bringham <lbringham1@cox.net>
Sent: Wednesday, October 23, 2019 10:42 AM
To: Wardlaw, Mark <Mark.Wardlaw@sdcounty.ca.gov>
Cc: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>
Subject: NCER concrete crushing plant

The attached letter is intended to get into the hands of all of the following people: Mark Wardlaw, Ann Jimenez, Michael Seller, Douglas Barnhart, Michael Beck, Yolanda Calvo, Michael Edwards, Bryan Woods, and David Pallinger. I am asking for a response to my letter.

Thank you, Larry Bringham

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov<mailto:spam.protection@sdcounty.ca.gov>.

42

Sibbet, David

From: Julie Brooks <juliebrooksclay@gmail.com>
Sent: Wednesday, October 02, 2019 2:52 PM
To: Sibbet, David
Cc: Wardlaw, Mark; Desmond, Jim; Mills, Benjamin; Gaspar, Kristin; Jon Brooks
Subject: NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN REVIEW, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012

Dear Mr. Sibbit, other County officials and elected representatives,

My husband Jon Brooks and I live at 27908 High Vista Drive, off the Deer Springs exit on the 15 FWY. We oppose this dumbed down Site Plan Permit. The no supervision permit was acquired by Hilltop by lowering their estimated trucks in and trucks out to a below profitable volume and will put the burden of oversight on residents already ignored by overburdened Code Enforcement. Mr. De Jong has ties to this proposed facility and has proven himself capable of grievous wrong doing against the environment, even with supervision, as seen here

https://www.sandiegouniontribune.com/news/watchdog/sd-me-diamond-raid-20180530-story.html

The use of an expired EIA (applied for in 2011) which was never able to be satisfactorily completed is now being described by Hilltop as "complying with environmental regulations and reporting" and the current permit offers us, as residents no practical and timely protection from activities which will be acceptable under the zoning where the project is.

https://www.10news.com/news/local-news/residents-voice-concern-over-north-san-diego-county-recycling-center-project

If the process by which the pocket re zoning of this area happened is investigated, the Heavy Industrial zoning of the site will show it's self to be questionable to the point of at least illegal and most probably criminal. The applicants permit at that time was for a commercial nursery...why not slide it through...wink, wink, nudge, nudge,. Say no more!

Most frightening, research by another resident shows this type of facility is a fire waiting to happen. Most of us in Hidden Meadows already have trouble getting fire insurance and there is property adjacent to the proposed site which hasn't burned for 100 years.

This is a list of fires at the extremely similar facilities , previously submitted to the Planning Department by concerned residents.

#1. San Marcos Nov. 7, 2014 - A raging fire at a San Marcos trash and recycling facility prompted a major fire

#2. Spring Valley July 20, 2016 - Fire at Spring Valley recycling center

injures firefighter, damages home

#3. Lakeside September 23, 2016 Fire sparks at Lake side recycling Center #4 Ontario, October 21, 2016 Fire burning at a recycling plant sending plumes of smoke wood pallets on fire propane tank exploding

#5 El Cajon May 16, 2018, Recycling plant bursts into flames

#6 2018 Fire threatens Escondido neighborhood - Interstate 15 near Deer Springs Road. A location within a mile of the proposed NORTH COUNTY ENVIRONMENTAL RESOURCES site.

On a daily basis, we will have to deal with the trucks going in and out of the facility. The number of trucks per day on the current permit is NOT ENOUGH TO PAY THE OWNERS A PROFIT. THEY TAILORED THEIR NUMBERS TO THE REQUIREMENTS OF THE Site Plan Permit.

More investigation and consideration is needed to afford residents the level of protection promised by the General Plan. I also believe that the hundreds of pages of information submitted by the applicant cannot be adequately reviewed by residents in the 30-day time period allowed by your department – the comment period is closing on October 14, 2019. I request that time period be extended 90 days from October 14, 2019.

Thank you

Jon and Julie Brooks

Receipt of Public Comments at the county ENDS on October 28

Please Write in Now!

Wavy arrows indicate

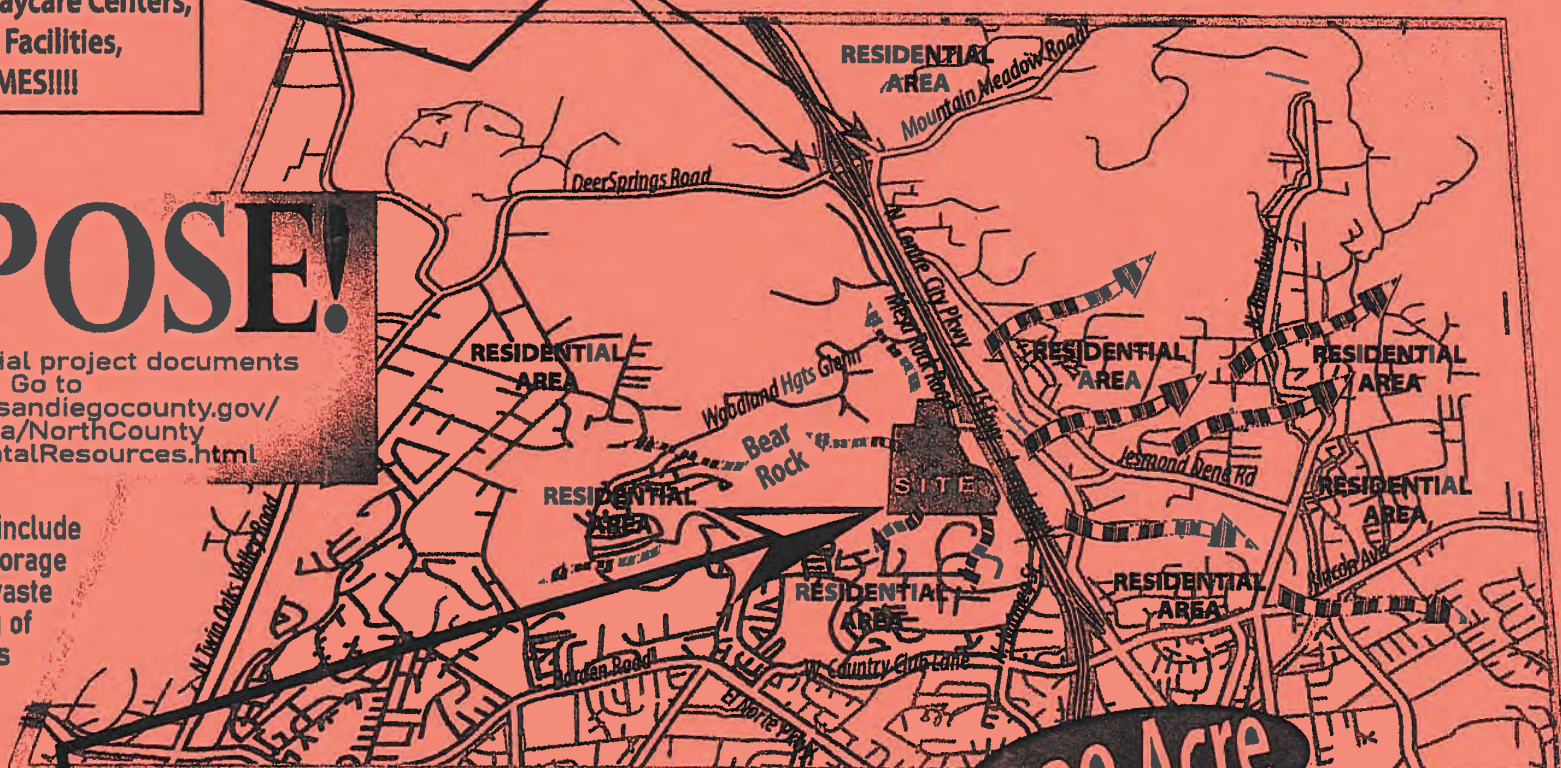
Wind borne impact of dust and gas emissions on our Schools, Daycare Centers, Senior Care Facilities, and HOMES!!!!

Trucks in/out -
at Deer Springs exit at I-15 Frontage roads to/from site N. Center City Pkwy. and Mesa Rock Road...Impacted by many noisy, dusty trucks !!!!

OPPOSE!

To access official project documents Go to https://www.sandiegocounty.gov/pds/ceqa/NorthCountyEnvironmentalResources.html

Operations will include grinding and storage of flammable wood waste and crushing of concrete debris Please Don't Be Complacent now and sorry later....



Without your ACTION, the proposed 139 Acre concrete crushing facility at Mesa Rock Road will be approved !!!

Concerned individuals may send correspondence opposing this facility and permit to David Sibbet, 5510 Overland Ave. Suite 310 San Diego, CA 92123 or David.Sibbet@sdcounty.ca.gov Or Mark Wardlaw Planning Director 5510 Overland Ave. Suite 310, San Diego, CA 92123

Sibbet, David

From: Vicki Broughton <vmbroughton@cox.net>
Sent: Thursday, October 17, 2019 12:59 PM
To: Sibbet, David; Wardlaw, Mark; Jimenez, Ann
Subject: NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN REVIEW, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov.

David Sibbet, Mark Wardlaw, Ann Jimenez, County of San Diego - Planning and Development Services

I originally wrote a letter/email Oct 4, 2014 (to beth.ehsan@sdcounty.ca.gov). I had gotten involved a year and a half before that expressing my concerns and dismay about the proposed project for a Recycling and Construction Waste Facility on Mesa Rock Rd. When my neighbors and I heard no more about the proposal, we all hoped that it had died. Then I received the Public Disclosure Notice dated Sept 12,2019. Needless to say I was dismayed, I attended and spoke at the public meeting Sept 24 at the San Marcos Community Services Department.

My concerns are the same as I expressed in 2013 and 2014, only tripled in importance. We were told there would be a formal environmental impact study and up to date traffic study done which seem to have now been waived. **You must not allow this proposal to move forward without both of those studies.**

I have lived at 2191 Rockhoff Rd since 1978. My house as the crow flies, or more aptly as the noise pollution, air pollution and fire flies, is very near this proposed facility. So please heed my concerns expressed below.

- the location of this facility in an idyllic, peaceful, environmentally beautiful rocky setting is beyond comprehension.... how it was ever zoned General Impact Industrial was the first incredible decision. Anyone who will be making the **decision** on this proposal **MUST VISIT the actual site, not just view it on a google map in order to fully understand our outrage at the inappropriateness of the location.**
- the route that trucks will have to take off the Deer Springs overpass to arrive at this facility forces them onto two lane, already over-traveled roads used by motorists on days when the traffic on Interstate 15 is at a standstill. The curve that they will have to negotiate after turning on to Mesa Rock Road is dangerous. A **Traffic Study of the current flow MUST BE REQUIRED**.
- the operating hours of 5am-7pm 6 days a week are inexcusable and ***need to be limited*** should you approve this going forward.
- Residents in our area have to pay extra for fire insurance due to being designated a **HIGH FIRE RISK AREA**. New buyers have to struggle to even find a company willing to insure them. Fire experts, as well as decision makers, **MUST VISIT and EVALUATE** this site as well as **READ the historical records** of fires at Recycling Facilities.
- Noise from explosive **blasting** during construction phase as well as then the operation phase **need to be further evaluated**. Will there be an impact on **Rincon Water Storage Tank** on the hill above our properties? on swimming pools? on ceilings in our homes?
- **who** will be **monitoring and reporting violations** (as have already occurred with unpermitted grading) and now will need to be monitored for gas emissions, noise, dust, and appropriateness of material being recycled to prevent hazardous materials in the mix?

I could go on and on, but these are my main concerns . Please read them carefully and act accordingly.

Vicki Broughton 2191 Rockhoff Rd Escondido, CA 92026

Sakdarak, Souphalak

From: Neufeld, Darin
Sent: Thursday, December 05, 2019 1:25 PM
To: Sakdarak, Souphalak
Subject: FW: Caizon Trash Recycling Plant

Please file…

Darin Neufeld, AICP | Chief | Project Planning
COUNTY OF SAN DIEGO | Planning & Development Services
5510 Overland Avenue | Suite 310 | San Diego | CA | 92123
T. 858-694-3455 | M. 619-753-5439 | F. 858-694-3373 | MAIN 858-694-2960
PDS Website http://www.sdcounty.ca.gov/pds/index.html

From: Sibbet, David <David.Sibbet@sdcounty.ca.gov>
Sent: Thursday, December 05, 2019 9:20 AM
To: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Subject: FW: Caizon Trash Recycling Plant

I think this has to do with ADJ.
Thanks

From: lpdm4@cox.net <lpdm4@cox.net>
Sent: Thursday, December 5, 2019 9:18 AM
To: Sibbet, David <David.Sibbet@sdcounty.ca.gov>
Cc: rpp428@yahoo.com; 'Tesla DuBois' <tdubois@alluretm.com>; 'Maryanne Culkin' <culkinme@gmail.com>; Dan Cannon <lpdm4@cox.net>
Subject: Caizon Trash Recycling Plant

David,
The residents of Emerald Heights (690 homes on top of a hill) would like to know where the County of SD is in reviewing the Caizon Trash Recycling Plant in Northern Escondido. As you know we are less than ½ mile west, from the proposed project, with only dense chaparral covered foothills between our development and the project site. Our concerns are simple; fire, noise, and pollution. With the proposed project being west of Emerald Heights, and the fuel loads between both properties being what they are along with the type of use being created by an industrial trash recycling plant, that has had a history in San Diego county of catching on fire, we are concerned. A Santa Ana blowing across the proposed plant, catching a spark from its use, will light up our hills, and put our development at severe risk.

My understanding is that in 2011 the County of San Diego rezoned the Caizon project site to industrial zoning despite of objections of the surrounding properties and the City of Escondido. Now the county has an 134 acre site, zoned industrial, adjacent to homes, light commercial, and agriculture, why? This is not consistent with all the surrounding land uses in the area. Honestly, it's not consistent with the values that I've come know of the County of San Diego staff, policies and procedures.

Please let us know where the proposed project is in the planning process. Our HOA is adamantly opposed this project.

Best regards,

Dan Cannon, President of Emerald Heights HOA
858 922 8043

Sibbet, David

From: Cabral, Cecilia on behalf of Wardlaw, Mark
Sent: Friday, October 11, 2019 10:53 AM
To: Slovick, Mark; Sibbet, David
Subject: FW: NCER Facility in North County

For your info.

From: Debbie Chappie <dchappie1@hotmail.com>
Sent: Friday, October 11, 2019 10:48 AM
To: Wardlaw, Mark <Mark.Wardlaw@sdcounty.ca.gov>
Subject: NCER Facility in North County

Once again, we are standing together as a Community to let you know that the above facility is inappropriate for North County. North County contains many rare plants and a host of wildlife that will also be affected just like the people who live here. In order to maintain the quality of life in this area, we cannot allow unbridled growth to take place here. We will fight the politicians who are blinded by dollar signs. It is abundantly clear that the Earth, not to mention San Diego County, is well past the boundaries of the sprawl that is being created. You can wear blinders if you like but it doesn't diminish the environmental crisis we are in. Everybody who wants to live here cannot do so without destroying the reason they want to live here.

I hope we are finally at the point in human history where we are able to learn from drastic prior mistakes. Hopefully, you can look beyond your own lifetime and realize the Earth is on loan to us from future generations.

Deborah A. Chappie
8975 Lawrence Welk Drive, Space 250
Escondido, CA 92026

Dear Mr Wardlaw,

I am writing this letter to oppose the Mesa Rock Road crushing and toxic disposal plant that is planned for this site. As a family doctor I feel that an independent environment study needs to be done prior to using this site. However, if the County and Cities effected do not do this the citizens will! And I foresee possible litigation and injunctions for this project. The health of the citizens must and will come first.
Please re- consider the location of this site.

Sincerely,

Patricia L. Christie MD

Patricia L.Christie MD

Dear Mr Sibbet,

I am writing this letter to oppose the Mesa Rock Road crushing and toxic disposal plant that is planned for this site. As a family doctor I feel that an independent environment study needs to be done prior to using this site. However, if the County and Cities effected do not do this the citizens will! And I foresee possible litigation and injunctions for this project. The health of the citizens must and will come first. Please re- consider the location of this site.

Sincerely,

Patricia L.Christie MD

Sibbet, David

From: Bill Martin <bmartin@escondido.org>
Sent: Monday, October 14, 2019 2:33 PM
To: Sibbet, David
Subject: NCER Comments
Attachments: doc02030520191014142058.pdf

Good Afternoon Mr. Sibbet-

Please accept the attached comment letter from the City of Escondido regarding the proposed CEQA Exemption for the North County Environmental Resources Project. We appreciate this opportunity to comment on the proposal. Please contact me if you have any questions.

Thank You,

Bill Martin
Director of Community Development
Community Development Department | City of Escondido
Direct: 760-839-4557 | Mobile: 760-270-4345
www.escondido.org

ESCONDIDO
City of Choice

Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

October 14, 2019

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

RE: Notice of Intent - North County Environmental Resources PDS2008-3500-08-015
Log No. PDS2008-3910-0808012

Dear Mr. Sibbet:

The City of Escondido appreciates this opportunity to comment on the proposed environmental findings for the project described above. The City has been monitoring the applicant's progress for several years and supports the County's efforts to provide a comprehensive review of this heavy industrial proposal in a semi-rural area near the northern boundary of Escondido.

The High Impact Industrial land use designation and associated M-54 zoning established on the site have long been a concern to the City and surrounding residents. Implementation of a concrete/asphalt/construction debris recycling facility will result in numerous physical impacts and could frustrate future County and City efforts to provide additional housing in the area.

The City of Escondido is directly adjacent to the western boundary of the ownership parcels and city residents live in close proximity to the southern boundary of the site. The project site is located within the Sphere of Influence and General Plan Boundary for the City of Escondido. The Escondido General Plan designates the project site as Rural I for low-density residential use with minimum lot sizes of 4, 8 and 20 acres. This designation is more consistent with the surrounding development pattern than the current High Impact Industrial designation imposed by the County at the request of the property owner.

County of San Diego PDS has determined the project is exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21083.3 and

CEQA Guidelines Section 15183 because the proposed project is consistent with the previously certified Environmental Impact Report (EIR) for the General Plan Update and there are no project-specific significant effects that have not been addressed as a significant effect in the prior EIR. This determination can be made only in situations where uniformly applied development policies or standards can be utilized as mitigation for significant effects.

The City of Escondido respectfully disagrees with the finding that the proposed project is consistent with the analysis performed for the General Plan Update (GPU) EIR and objects to the proposed CEQA exemption as noted in the following comments:

General

1. The 39-lot High Point (Escondido Tract 683-J) development located just west of the project site has a recorded final map. All streets have been completed and graded pads are ready for residential construction. The City is currently engaged in the design review process with a home builder. High Point is significantly higher than the project site and provides many direct line of sight opportunities into the proposed industrial project site. The High Point development is a reasonably anticipated off-site cumulative project and potentially significant effects from the proposed project have not been analyzed in the project environmental documentation nor the GPU EIR.

Aesthetics

The Visual Resources Impact Report (TRS, December 2014) notes the purpose of the Scenic Preservation Guidelines for the I-15 Corridor is to "1) Protect and enhance scenic resources within the I-15 Corridor Planning Area, while accommodating coordinated planned development which harmonizes with the natural environment."

1. The High Point development is located much higher and closer to the project site than the Jesmond Dene community. Although the graded pads for the High Point development are clearly visible in the Figures provided with the analysis, the report does not include High Point as a cumulatively affected "Viewer Group" and thus does not analyze potentially significant off-site cumulative impacts.

2. The report states that storage materials on the site will not be visible from I-15. The site plan indicates a five-foot setback for storage would be required from the inside of the loop road. According to the cross-section in figure 7, storage containers and materials piles at the 20-foot height limit would need to be set back at least 60 feet from the inside of the loop road to not be visible from I-15.

Air Quality

San Diego County is currently in non-attainment status for Particulate Matter (PM 10 and PM 2.5). Operations on the site will generate significant amounts of this constituent, which can then impact off-site properties.

1. Crushing and grinding concrete, asphalt, trees and logs will result in fugitive dust emissions. The Air Quality and Greenhouse Gas Emissions Assessment memorandum (Dudek, June 2019) indicates a maximum of 20 tons of material per day would be crushed. This production rate is far less than the production capacity for the facility. Air Quality impacts analyzed at this reduced production rate are likewise underreported and additional mitigation may be required.

2. Dust emissions have proven to be a significant off-site issue for materials recycling facilities. A robust Dust Control Plan will be necessary and should have been evaluated as part of the air quality analysis.

Biological Resources

1. The Biological Assessment notes the site has been illegally graded and a majority of biological impacts have already occurred without authorization. An additional 1:1 mitigation ratio is properly assessed as a penalty over and above standard ordinance compliance ratios. This additional mitigation is directly related to a project specific impact peculiar to the subject parcel and is outside the scope of the GPU EIR Biological Mitigation Measures Bio 1.5 and Bio 1.6.

Noise

1. The Noise Technical Memorandum (Dudek) notes the project is limited to two export trips per day and operations will occur between 5 a.m. and 7 p.m. Monday-

Saturday. As noted elsewhere in our comments, the project scale and investment in the facility would suggest that overall production and traffic generation has been significantly underrepresented.

2. The memorandum notes the anticipated 64.7 dBA/CNEL noise level at the western property line would not meet County standards. Operations prior to 7:00 a.m. would be required to meet more restrictive nighttime noise standards. Cumulative noise impacts with respect to the future High Point neighborhood have not been analyzed and likely would exceed the City of Escondido standard of 45 dBA/CNEL for nighttime operations necessitating additional mitigation. At a minimum, pre-dawn noise from the facility would be a daily nuisance for future Escondido residents. The same issue would occur at the residences located 465 feet south of the site.

Traffic

1. According to the Preliminary Traffic Assessment (RBF, May 2013), the project will generate approximately 6-8 in-bound daily truck trips and 2 out-bound daily truck trips. This trip generation rate appears to be significantly underestimated given the size and capacity of the facility.

2. The project will introduce heavy industrial traffic into a semi-rural area where no other industrial land uses occur. The traffic assessment states that trucks negotiating the existing westbound to northbound curve on Mesa Rock Road cannot safely do so under existing improvement conditions. Mitigation in the form of street widening through the curve will be required. This is a significant off-site impact peculiar to the proposed project that was not evaluated in the GPU EIR.

The City of Escondido remains concerned that the project will be a high impact industrial anomaly located within a relatively rural and scenic setting that will impact existing residents and could frustrate future attempts to develop critically needed housing in the area. The project analysis appears to be incomplete in that potential cumulative significant effects have not been completely analyzed. Additionally, production rates for the facility appear to be substantially underestimated leading the reader to conclude potentially significant effects are underreported and possibly unmitigated. The

environmental document does not specify how this low production rate will be monitored to ensure project impacts are minimized to the extent documented in the analysis.

The proposal requires mitigation for significant effects peculiar to the site that are beyond standard ordinance compliance measures. Therefore, the CEQA exemption cannot be supported due to project specific impacts not anticipated in the previous GPU EIR. The City of Escondido would appreciate being informed of any further determinations, decisions and appeal periods for this project. Please send these notifications to my attention at bmartin@escondido.org.

Sincerely,

Bill Martin
Director of Community Development

Copy: Mayor and City Council Members
Jeffrey Epp, City Manager
Kristin Gaspar, District 3 Supervisor
Jim Desmond, District 5 Supervisor

23

Sibbet, David

From: Jimenez, Ann
Sent: Friday, September 27, 2019 12:30 PM
To: Sibbet, David
Subject: FW: Proposed Recycling Plant on Mesa Rock Road

Hello David,

I received the below email regarding your project.

Thank you,

Ann Jimenez
PLANNING COMMISSION SECRETARY
COUNTY OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SAN DIEGO, CA 92123
O: (858) 694-3816

From: clark <suclart@cox.net>
Sent: Friday, September 27, 2019 10:38 AM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>
Cc: Chris Clark <dadillac@cox.net>
Subject: Proposed Recycling Plant on Mesa Rock Road

Dear Members of the San Diego County Planning Commission,

As a 40 year resident of the Jesmond Dene neighborhood directly across from the intended recycle plant, my husband and I are very concerned about the impact this plant will have on the quality of life that we have enjoyed over these many years.

Our house has an unubstructed view looking directly toward the proposed plant location. As it is now, the noise level generated from the freeway has significantly impacted the quiet location we originally moved into. In addition to the added noise from the recycle plant, the traffic will severely impact our daily commute at the Deer Springs/Mountain Meadows intersection at I-15.

In addition to the inconveniences that this will cause to us, the health and safety issues are of great concern. Issues such as air quality, fire danger, and the traffic congestion created by the this project that have no place in our rural community. Has an environmental impact report been submitted? That should spell out the legitimate concerns we have.

Please do not allow this project to be steamrolled through by those who have the financial means to so drastically impact the lives of those in our communities. Surely there are less impactful areas where this plant can be established.

Sincerely,

Chris and Susan Clark

10124 Canyon Dr.

21

Sibbet, David

From: New Chris Cox <dadillac@cox.net>
Sent: Friday, September 27, 2019 9:50 AM
To: Sibbet, David
Subject: Recycle plant West of I-15

Dear Mr. Sibbet,

As a 40 year resident of the Jesmond Dene neighborhood directly across from the intended recycle plant, my wife and I are very concerned about the impact this plant will have on the quality of life that we have enjoyed over these many years.

Our house has an unubstructed view looking directly toward the proposed plant location. As it is now, the noise level generated from the freeway has significantly impacted the quiet location we originally moved into. In addition to the added noise from the recycle plant, the traffic will severely impact our daily commute at the Deer Springs/Mountain Meadows intersection at I-15.

In addition to the inconveniences that this will cause to us, the health and safety issues are of great concern. Issues such as air quality, fire danger, and the traffic congestion created by the this project that have no place in our rural community. Has an environmental impact report been submitted? That should spell out the legitimate concerns we have.

Please do not allow this project to be steamrolled thru by those who have the financial means to so drastically impact the lives of those in our communities. Surely there are less impactful areas where this plant can be established.

Sincerely,

Chris and Susan
Clark
10124 Canyon
Drive
Escondido, CA 92026

Sibbet, David

From: Kiersten <ladyclegg@gmail.com>
Sent: Sunday, October 20, 2019 9:14 PM
To: Sibbet, David
Cc: Wardlaw, Mark
Subject: NC ENVIRONMENTAL RESOURCES

Dr Mr. Sibbet,

Please review attached letter regarding proposed recycling plant in north county.

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov<mailto:spam.protection@sdcounty.ca.gov>.

Additional concerns I neglected to type:

① Insurance for home nearby
This type of operation also
with building & operations
is of Great concern. I
these risks for our child

③ lowering home valu
last concern.

This project should n
continue.

via mail and email to David.Sibbet@sdcounty.ca.gov
nd Development Services

ENTAL RESOURCES, SITE PLAN REVIEW, S.O: PDS2008- 3500-
)-0808012

ed to submit a full Environmental Impact Report for this project as the
g and Development Service (PDS) is now using the California
n 15183 process which is a less intensive evaluation for project
ic input. Given the potential impact of the project on the surrounding
al Impact Report is required.

Sibbet, David

From: CATHERINE TYLKA <tylka.dascomb@wildblue.net>
Sent: Sunday, October 13, 2019 10:41 PM
To: Sibbet, David
Cc: Cathy Tylka
Subject: proposed Debris Recycling Facility on Mesa Rock Road
Attachments: Debris Recycling Facility.docx

Please respond to this real concern.
Catherine Tylka
Richard Dascomb

27653 Alps Lane
Escondido, Ca. 92026

October 13, 2019Dave Sibbett
5510 Overland Ave., Suite 310
San Diego, Ca. 92123

Dear Sir:

RE: Debris Recycling Facility Proposal

It is a fact that this facility proposes a danger of fire, noise pollution and actual pollution to neighborhoods in the North County Inland area. There is a significant impact on health issues, property values, environmental concerns, and life style values.

The fact additional is concerning because the County of San Diego did little to provide notice to the surrounding communities of the meeting held in San Marcos on September 24, 2019.

A faulty EIR was never corrected. The Environmental Impact Review is necessary to avoid significant negative impacts to the air quality, noise, traffic, fire danger on 139 acres. The Planning Dept. told the Company that their EIR was inadequate. It has never been fixed. This company is not exempt from the law.

Please consider a response of the 6000+ residents and homes that are in the area in regards to this and code enforcement.

Please respond. You may call us at 760-751-1520.

Sincerely,

Catherine M. Tylka, R.N.

Richard L. Dascomb
76

CC: San Diego Union Tribune
Channel 10 news
NBC San Diego
Fox News San Diego
CBS 8
KUSI
KPBS

47

Sibbet, David

From:	Angela <amdepalo@gmail.com>
Sent:	Thursday, October 03, 2019 5:09 PM
To:	Desmond, Jim
Cc:	jmuga@eusd.org; galtenburg@eusd.org; gtomasi@eusd.org; dpaulson@eusd.org; jgardner@eusd.org; bdurney@euhsd.org; dwhite@euhsd.org; tpope@euhsd.org; cknight@euhsd.org; jonpetersen@euhsd.org; marhabib447@euhsd.org; jescalde231@euhsd.org; hkatcher@euhsd.org; carmen.garcia@smusd.org; stacy.carlson@smusd.org; janet.mcclean@smusd.org; victor.graham@smusd.org; pam.lindamood@smusd.org; sydney.kerr@smusd.org; superintendentsoffice@vistausd.org; rosesmithfield@gmail.com; cvargas.trustee@gmail.com; debbiemorton4students@gmail.com; marthaalvarado@vistausd.org; Sibbet, David; Gaspar, Kristin
Subject:	Intended North San Diego County Commercial Recycling Plant

Dear Supervisor Desmond, etal

It has recently come to my attention that a construction debris recycling plant is scheduled to be built just East of I-15 and the Deer Springs area.

This plan did not include input of local residents allowing us to air our concerns. And, how was an Environmental Impact Report deemed not necessary?

As a 17 year resident of North San Diego County (North Escondido County limits) and near the intended recycling site, my concerns are as follows:

1. Chemical air pollution, to include asbestos, affecting the health of the residents especially children - **many schools** are located in the immediate area of this intended site

2. Potential fire danger - based on several fires in past few years at similar recycling facilities

3. Noise pollution - facility hours are planned from 5 am to 7 pm Monday-Saturday based on a minimum of 60 delivery trucks/day

4. Increased residential and I-15 freeway traffic/congestion - based on a minimum of 60 delivery trucks/day

5. Disturbance of the eco system

Based on my above concerns, I'm **against** the currently planned location of this debris recycling plant.

There must be a more practical and safer location for this facility which would not hinder the health of residents
and agricultural communities. It is my understanding that the County of San Diego would **NOT** be able to protect
these communities from asbestos dust and other handled particulates?

Please preserve our tranquil and beautiful communities by relocating this recycling plant to a more suitable location
away from residential, educational and agricultural areas.

Protect our residents and do not cater to those whose only concern is to fill their pockets!

Thank you,

Angela M DePalo

Sibbet, David

From: Doebler, Barry <BDoebler@san-marcos.net>
Sent: Monday, October 14, 2019 6:33 AM
To: Sibbet, David
Subject: Emailing: North County Environmental Resources site plan Review (4).pdf, North County Environmental Resources site plan Review (5).pdf, North County Environmental Resources site plan Review (6).pdf, North County Environmental Resources site plan Review (7
Attachments: North County Environmental Resources site plan Review (4).pdf; North County Environmental Resources site plan Review (5).pdf; North County Environmental Resources site plan Review (6).pdf; North County Environmental Resources site plan Review (7).pdf; North County Environmental Resources site plan Review (1).pdf; North County Environmental Resources site plan Review (2).pdf; North County Environmental Resources site plan Review (3).pdf

Your message is ready to be sent with the following file or link attachments:

North County Environmental Resources site plan Review (4).pdf North County Environmental Resources site plan Review (5).pdf North County Environmental Resources site plan Review (6).pdf North County Environmental Resources site plan Review (7).pdf North County Environmental Resources site plan Review (1).pdf North County Environmental Resources site plan Review (2).pdf North County Environmental Resources site plan Review (3).pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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

NORTH COUNTY ENVIRONMENTAL RESOURCES
PDS2008-3500-08-015; PDS2008-3910-0808012
SEPTEMBER 24, 2019, SAN MARCOS DINING ROOM
DRAFT 15183 PUBLIC DISCLOSURE MEETING COMMENT SHEET

My Concerns regarding proposed Recycling plant on Mesa Rock Rd
1. Traffic; I-15 already stop/go @ peak times; Mesa Rock & Center City underdeveloped for major 18 wheeler trucks
2. Air quality and noise; several schools, businesses, memory care facility & thousands of residents in proximity
3. Fire
4. Property values will plummet
5. How will plant be monitored? Prevent asbestos, hazardous matl from being recycled —
6. Need & should require updated EIR - North Co has immense growth/traffic since 2011
7. Landscape destroyed by immense plant, roads, etc.

Mail to: & am original owner of Belle Marie Winery on Mesa Rock Rd, will be 20 yrs old next yr. This will have huge negative impact on our business. Mary Dragoo Oct 2, 2019
Thank you!
Signature, Date

David Sibbet, Project Manager
5510 Overland Ave., Suite 310
San Diego, CA 92123

Email: David.Sibbet@sdcounty.ca.gov

FAX: (858) 694-3373

Phone: (858) 694-3091

MARY DRAGOO
Print Name

Belle Marie Winery 26312 Mesa Rock Rd
Address

ESC. 92026
City, State, Zip Code

Sibbet, David

From: Tesla DuBois <tdubois@alluretm.com>
Sent: Wednesday, October 23, 2019 4:11 PM
To: P.J.
Cc: Sibbet, David
Subject: Emerald Heights Homeowners Association
Attachments: 20191023180419.pdf

Good Afternoon,

Please see attached additional 22 signatures from Emerald Heights Homeowners Association residents.

Thank you!

Tesla DuBois

Community Association Manager

allure TOTAL MANAGEMENT

Allure Total Management
1700 Woodland Heights Glen, Escondido CA 92026
Main (760) 752-7221 | **Fax** (760) 752-7224
tdubois@alluretm.com | www.alluretm.com

This message contains confidential information intended only for the use of the intended recipient(s) and may contain information that is privileged. If you are not the intended recipient, or the person responsible for delivering it to the intended recipient, you are hereby notified that reading, disseminating, distributing or copying this message are strictly prohibited.

If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message immediately thereafter.

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to spam.protection@sdcounty.ca.gov.

Tesla DuBois

From: lpdm4 <lpdm4@cox.net>
Sent: Thursday, October 24, 2019 5:29 PM
To: Tesla DuBois
Subject: Fwd: Trash plant speaking points

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: lpdm4@cox.net
Date: 10/24/19 5:18 PM (GMT-08:00)
To: Dan Cannon <lpdm4@cox.net>, Escondido Highlands <ehoffice@eh.sdcoxmail.com>
Subject: Trash plant speaking points

Speaking points – Mesa Rock Recycling Plant Project

Induction – President of EH HOA. The EH HOA is less than 1/2 mile from the proposed project, 690 homes, 2300 residents. The residents of our development are opposed to the proposed Re- Zoning proposal and trash recycling plant.

The proposed recycling plant will produce:

1 – dust and air-born pollutants generated from the industrial activities, can be blown into the nearby homes that can create/cause respiratory and health issues

2 – odors from the green waste operation

3 - noise from the concrete crushing operation, heavy equipment operation, backup alarms, etc.

4 - traffic congestion - heavy truck traffic from the delivery and sell of the recycled products in the middle of residential populated area...

We don't understand why the county would consider rezoning this property for a recycling plant in this area, especially with their experience of the Copper Creek Trash Transfer and Recycling Facility in San Elijio Hills. Billion $s of public money – for a failed plan and now a vacant plant. This plant is less than 5 miles from this project. Just a suggestion, why doesn't the county sell the plant to the developer of this proposal - Mr DeJong? Or for him to purchase a property that is already zoned for industrial use.

County and City planners develop zoning plans in their jurisdictions, approved by the voters, so not to cause these types of impacts by future development.

So why – is the county even considering a zoning change from residential/commercial to heavy industrial (another version of a dump) in the middle of residential/commercial zoned property?

If this project gets approved it will make for a good reason to vote out our current supervisors involved in this venture.

Thank you.

Don Connor

2178 CREST VIEW GLN

ESCONDIDO, CA 92026

Sibbet, David

From: T. Eason <fteason@gmail.com>
Sent: Monday, September 23, 2019 4:30 PM
To: Sibbet, David
Subject: North County Environmental Resources, Site Plan I-15 Review, S.O: PDS20083500-08-015, Log No.PDS2008-3910-0808012

David Sibbet
County of San Diego
Planning and Development Services

Mr. Sibbet :

This project originally submitted an EIR in 2015, an obviously deficient report. Now the County is saying this project qualifies for an exemption from the EIR requirement under the CEQA section 15183 process.
Didn't it qualify for this exemption in 2015? What has changed?
A review of the requirements for this exemption on your website list five requirements to qualify.
This project meets only the first one (density) and fails the other four.
The impacts of noise(132 days of blasting), earth movement (244,464 cubic yards of rock), air pollution and traffic during construction and later operation have not been accurately evaluated. What provisions for monitoring for adherence to the requirements are required?
This project clearly does not belong in this location and the County must protect its residents and environment by requiring a complete and accurate evaluation and subsequent rejection.

Tony Eason
San Marcos

Sibbet, David

From: Aaron J. Ehrlich <aehrlich@berdingweil.com>
Sent: Monday, October 14, 2019 5:48 PM
To: Sibbet, David
Subject: Public Comment Letter re 15183 Exemption for NCER Project
Attachments: 15183 Exemption re NCER Project Public Comment Letter.pdf

Dear Mr. Sibbet,

Please find attached a copy of our office's public comment letter on behalf of the Montreux Homeowners Association concerning the County of San Diego's Notice of Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act for the Proposed North County Environmental Resources Project. We would appreciate your acknowledgement of receipt of this letter; we can also hand-deliver a hard copy if requested. Thank you kindly for your consideration.

Best,

Aaron J. Ehrlich | Partner
aehrlich@berdingweil.com | Profile | vCard



WALNUT CREEK
2175 N California Blvd.
Suite 500
Walnut Creek
CA 94596
P 925.838.2090
F 925.820.5592

COSTA MESA
575 Anton Blvd.
Suite 1080
Costa Mesa
CA 92626
P 714.429.0600
F 714.429.0699

SAN DIEGO
1660 Hotel Circle North
Suite 701
San Diego
CA 92108
P 858.625.3900
F 858.625.3901

www.berdingweil.com | LinkedIn | Facebook

This communication is intended to be protected by all applicable privileges, including those protecting attorney client communications and attorney work product information. Use of this communication or its information without approval is prohibited.

BERDING | WEIL
ATTORNEYS AT LAW

BERDING & WEIL LLP

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

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

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.[1] 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

[1] 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.

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 Pubic 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,

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.

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

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

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

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 off-site 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

	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

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

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. <u>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</u>

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."

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. <u>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</u>

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 a start a project.").) The failure to assess environmental impacts on full use speciously minimizes a proposed project's impacts

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.

• 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: • "Memorandum concerning the Visual Impact Analysis for the NCER Project, by Dudek, dated December 22, 2017"; • "North County Environmental Resources – Vegetation Mapping Update, Dudek, August 27, 2019"; • "Tribal Outreach Summary for the North County Environmental Resources (NCER) Recycling Facility Project, Dudek, January 3, 2019"; • "Hazardous Materials Review of North County Environmental Resources (NCER) Recycling Facility Project, Memorandum from Nicolas Gustafson, August 26, 2019";

		• "Hazardous Load Check/Materials Program, received 10/15/2018, based on Integrated Waste Management Board Publication #232-06-005 05/07"; and • "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.)

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
aehrlich@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

DARREN GRETLER
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

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 griding 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 Code136 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.

<u>IPM Strategies</u>

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.sdcounty.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.[1] 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

[1] 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

Applicable Regulations
General
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)
Aesthetics
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
Air Quality
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. R9-2007-0001
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
Hazards and Hazardous Materials
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
Traffic
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

Discretionary Approval/Permit	Agency Description	Agency Status	Notes/Explanation
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.

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Geology & Soils
☒ Greenhouse Gas Emissions	☒ Hazards & Haz. Materials	☒ Hydrology & Water Quality
☐ Land Use & Planning	☐ Mineral Resources	☒ Noise
☐ Population & Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities & Service Systems	☒ Mandatory Findings of Significance

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.

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?

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ 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)?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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)?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

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

Discussion/Explanation: Air quality regulators typically define sensitive receptors as schools (Preschool-12th 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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.

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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 Cieneba 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ 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[2] 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.

---

[2] 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?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

- ☒ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☐ 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?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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)?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ 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?

- ☒ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ 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?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation ☐ 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?

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

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?

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

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?

- ☒ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation
- ☐ Less than Significant Impact
- ☐ 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?

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

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 groundbourne vibration and groundbourne 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?

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

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?

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

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☒ 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)?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ 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?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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. For County regulations refer to 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)

County of San Diego, Board Policy I-73: Hillside Development Policy. (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)

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)

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. (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/ile-gd-e.htm)

International Light Inc., Light Measurement Handbook, 1997. (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)

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)

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/legsregs/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)

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

California Farmland Conservancy Program, 1996. (www.consrv.ca.gov)

California Land Conservation (Williamson) Act, 1965. (www.ceres.ca.gov, www.consrv.ca.gov)

California Right to Farm Act, as amended 1996. (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)

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. (www.sdcounty.ca.gov)

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

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

AIR QUALITY

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

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

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. (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)

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)

County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). (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 (5th Dist. 1995) 33 Cal.App.4th 144, 155-159 [39 Cal. Rptr.2d 54]. (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)

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)

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)

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)

U.S. Fish and Wildlife Service. Birds of conservation concern 2002. Division of Migratory. 2002. (migratorybirds.fws.gov)

CULTURAL RESOURCES

California Health & Safety Code. §18950-18961, State Historic Building Code. (www.leginfo.ca.gov)

California Health & Safety Code. §5020-5029, Historical Resources. (www.leginfo.ca.gov)

California Health & Safety Code. §7050.5, Human Remains. (www.leginfo.ca.gov)

California Native American Graves Protection and Repatriation Act, (AB 978), 2001. (www.leginfo.ca.gov)

California Public Resources Code §5024.1, Register of Historical Resources. (www.leginfo.ca.gov)

California Public Resources Code. §5031-5033, State Landmarks. (www.leginfo.ca.gov)

California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. (www.leginfo.ca.gov)

California Public Resources Code. §5097.9-5097.991, Native American Heritage. (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)

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)

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)

California Department of Conservation, Division of Mines and Geology, Fault-Rupture Hazard Zones in California, Special Publication 42, revised 1997. (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)

County of San Diego Code of Regulatory Ordinances Title 6, Division 8, Chapter 3, Septic Ranks and Seepage Pits. (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.sdcounty.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)

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)

California Education Code, Section 17215 and 81033. (www.leginfo.ca.gov)

California Government Code. § 8585-8589, Emergency Services Act. (www.leginfo.ca.gov)

California Hazardous Waste and Substances Site List. April 1998.

(www.dtsc.ca.gov)

California Health & Safety Code Chapter 6.95 and §25117 and §25316. (www.leginfo.ca.gov)

California Health & Safety Code § 2000-2067. (www.leginfo.ca.gov)

California Health & Safety Code. §17922.2. Hazardous Buildings. (www.leginfo.ca.gov)

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. (www.leginfo.ca.gov)

California Resources Agency, "OES Dam Failure Inundation Mapping and Emergency Procedures Program", 1996. (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)

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

Uniform Building Code. (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)

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)

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

California Department of Water Resources, Water Facts, No. 8, August 2000. (www.dpla2.water.ca.gov)

California Disaster Assistance Act. Government Code, § 8680-8692. (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)

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)

Colorado River Basin Regional Water Quality Control Board, Region 7, Water Quality Control Plan. (www.swrcb.ca.gov)

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

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

County of San Diego, Project Clean Water Strategic Plan, 2002. (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)

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)

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

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

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

National Flood Insurance Act of 1968. (www.fema.gov)

National Flood Insurance Reform Act of 1994. (www.fema.gov)

Porter-Cologne Water Quality Control Act, California Water Code Division 7. Water Quality. (ceres.ca.gov)

San Diego Association of Governments, Water Quality Element, Regional Growth Management Strategy, 1997. (www.sandag.org

San Diego Regional Water Quality Control Board, NPDES Permit No. CAS0108758. (www.swrcb.ca.gov)

San Diego Regional Water Quality Control Board, Water Quality Control Plan for the San Diego Basin. (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)

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)

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

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

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

County of San Diego, General Plan as adopted August 3, 2011 (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)

Subdivision Map Act, 2011. (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)

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)

County of San Diego General Plan, Noise Element, effective August 3, 2011. (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)

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)

National Housing Act (Cranston-Gonzales), Title 12, Ch. 13. (www4.law.cornell.edu)

San Diego Association of Governments Population and Housing Estimates, November 2000. (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)

TRANSPORTATION/TRAFFIC

California Aeronautics Act, Public Utilities Code, Section 21001 et seq. (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)

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. (www.leginfo.ca.gov)

California Street and Highways Code. California Street and Highways Code, Section 260-283. (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/attacha.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)

San Diego County Regional Airport Authority ALUCP'S 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)

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)

California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. (www.leginfo.ca.gov)

County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. (www.sdcounty.ca.gov)

Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992. (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.sdcounty.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

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

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

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 herin.

From: **Barbara B.** <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, beth.ehsan@sdcounty.ca.gov,bill.horn@sdcounty.ca.gov, sabed@escondido.org, odiaz@escondido.org,egallo@escondido.org, mmorasco@escondido.org, jmasson@escondido.org,greg.cox@sdcounty.ca.gov, dianne.jacob@sdcounty.ca.gov,dave.roberts@sdcounty.ca.gov, 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

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 were 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 opportunty 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 additonal 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 worse-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 occured 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


"SENSITIVE
ENVIRONMENTAL
RESOURCES
DISTURBANCE
BEYOND THIS POINT
IS RESTRICTED"


"SENSITIVE
ENVIRONMENTAL
RESOURCES
DISTURBANCE
BEYOND THIS POINT
IS RESTRICTED"

Ehsan, Beth

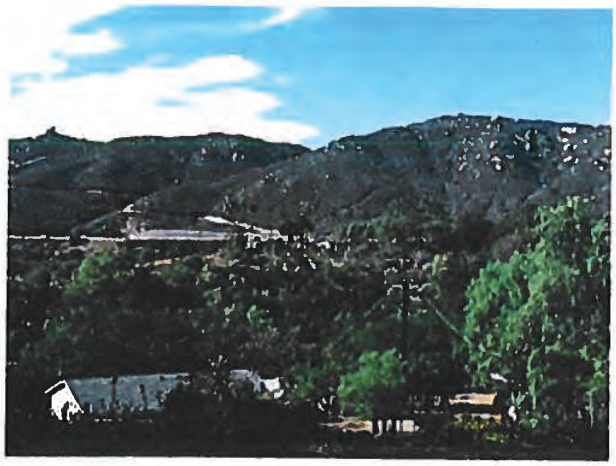
From: Gary Cech <gary.czh@gmail.com>
Sent: Monday, October 06, 2014 9:21 AM
To: Ehsan, Beth
Subject: ADJ-North County Environmental Resources

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 Whomit 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 Chaparral 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

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

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

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 neighbood. 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

FAX: (858) 694-3373

Phone: (858) 694-3103

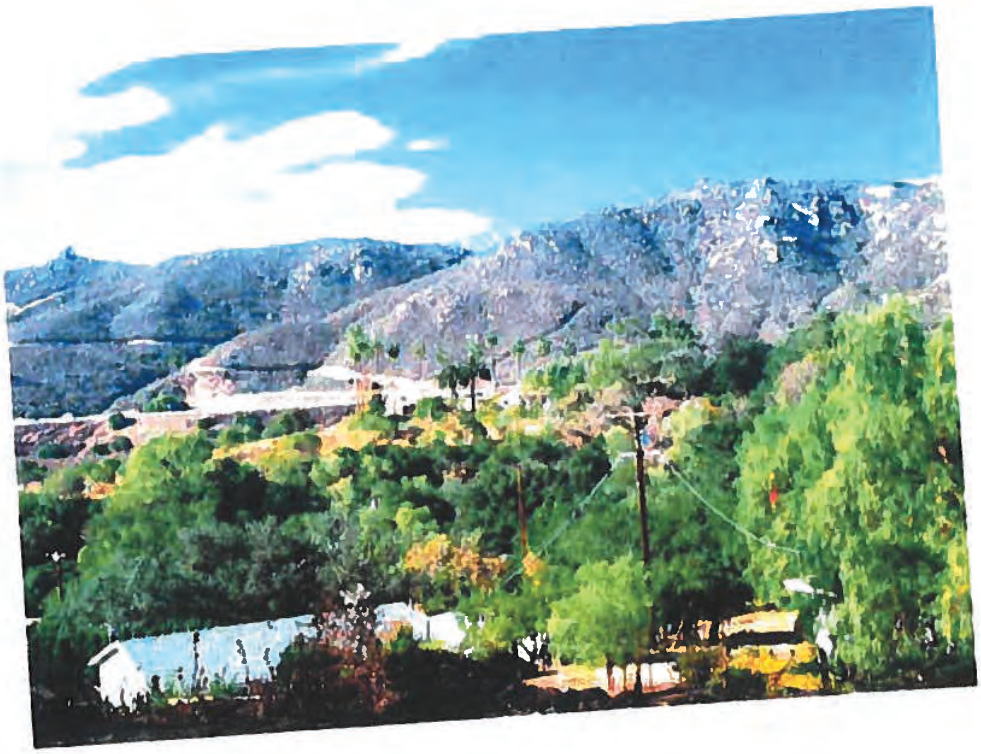
Susan A. Clark 10/8/14
Signature, Date

Susan Avery Clark
Print Name

10124 Canyon Dr.
Address

Escondido, CA 92026
City, State, Zip Code

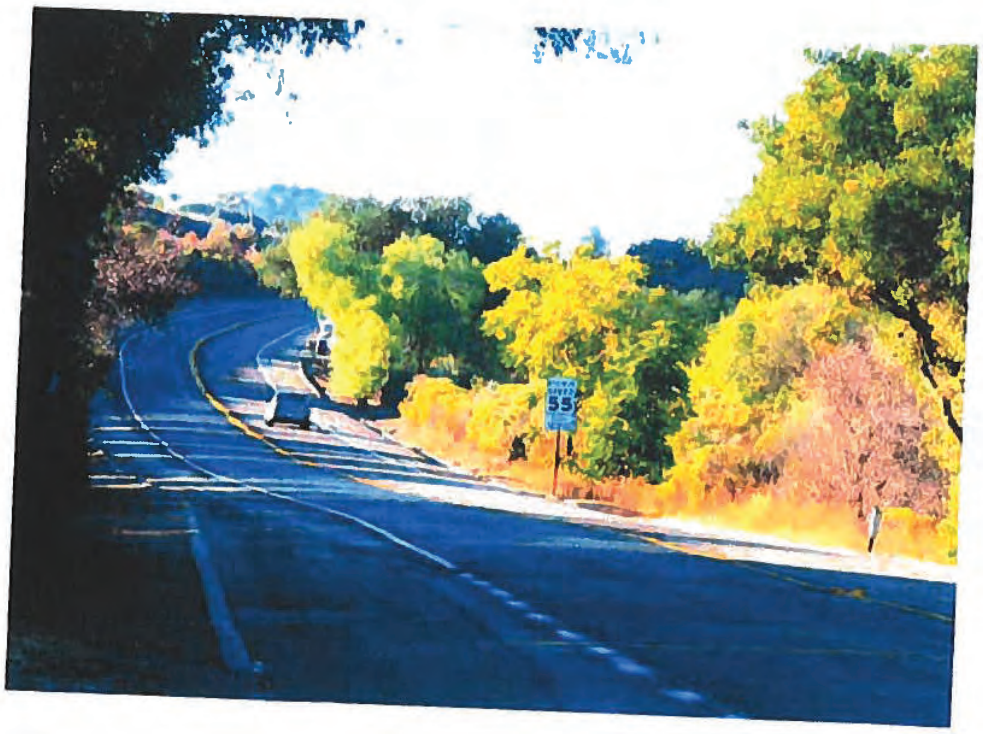
View from our house of proposed recycle plant on side of mountain



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. (1)

Please do not approved the above referenced NCER waste Project. Thank you.

(1) http://www.sandiegocounty.gov/pds/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 currrent 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 2008-3500-08-05

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
Allison and Rick Parker
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 be 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] **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

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 reminder 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 with in 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 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.

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



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 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; PDS2008-3600-08-015
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 ~~Ruffin Road, ste 310~~
San Diego, CA 92123 — Overland Ave

Email: beth.ehsan@sdcounty.ca.gov

FAX: (858) 694-3373

Phone: (858) 694-3103

Georgia L Herman
Signature, Date

Georgia L Herman
Print Name

5552 Jesmond Dean Rd
Address

Escondido CA 92029
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 proprosed 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.

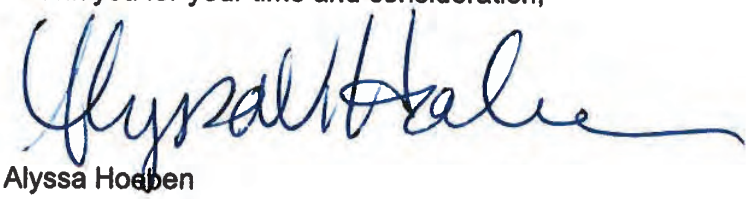
I have copied in a list of specific bullet points generated by a local community group which should be addressed by the EIR process.

- 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 is plant in my community is unacceptable to me! The plant will also decrease my property valve 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
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 are 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

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 equiped 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

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov

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

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 itting 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

Beth Ehsan, Project Manager
5510 ~~Ruffin Road~~ ste 310
San Diego, CA 92123 Overland Ave

Email: beth.ehsan@sdcounty.ca.gov

FAX: (858) 694-3373

Phone (858) 694-3103

Linda Knowles 4 Oct 2014
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 chucks 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)

vknox2@cox.net
KnoxAppraisals.com

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

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]
> > Sent: Thursday, September 25, 2014 1:41 PM
> > To: Ehsan, Beth
> > Cc: 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 ecomically viable under regulated limits of 174 tons/day debris material inports 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 inconsistences 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. 19th.
- 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.

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

				$/unit		Reference #								
SITE	Building			10500	ref. #1	$606,000	Ref #1	$758,000	12000	$63.17				
	Building	office portion		1500	ref. #1	$152,000	Ref #1							
	Building Slab	Concrete	included above											
	Building Pad	grading		2000	50	$100,000								
	Building pad	finish			1	$12,000		82	18	1476	25	36900		
	Pad	reinforce			0.1	$1,200		72360	12	868320	450000	37000	1281320	1735060
								Assumes costs of cut is equal to cost of import fill $12/CY						
	Site excavation, fill, cut, import			182400	12	$1,735,060	$2,188,800	cut=95710, fill=182430, import=72360 CY.						
	Fence					70000	Ref # 2, #3							
	Gate					5000								
	Electrical infrasture					50000		rough estimate						
	Plumbing infrasture					50000		rough estimate						
	Drainage and associated storm water conveyance at site					50000		rough estimate						
	Fueling infrasture				?									
		sub total				$2,831,260								

			ft		mile	mm$/mile/lane	lanes			
ROAD	Roads - 4000 ft gate		4000	0.757575758	3.1	2	4.7 $mm	Ref #4, #5		
				0.757575758	9.1	2	13.8 $mm	"		
	average	Used this value		0.757575758	4	2	$6,100,000	"		
	sub total captial improvements to property						$8,931,260			

EQUIPMENT — NOTE: All equipment prices below reflect used prices found on Internet (no new equipment priced)

Concrete & Asphalt				
Crusher		Low end PowerScreen crushers	$500,000	Ref # 10
Shaker Screen		Spyder 512T	$230,000	Ref # 11
Dozer		D928	$120,000	Ref # 8
Wood Waste				
Grinder		Doppstadt AK 530	$176,000	Ref #6
Tub Grinder		Morbark	$350,000	Ref #7
Trommel Screen			$100,000	Ref #9
Track Loader			$22,000	ref # 14
Scales 2			$40,000	Ref # 15
Stacker	4 units		$88,000	Ref # 11
Dump Truck			$60,000	Ref # 12
Office (furniture, pc, files, ...)			$34,000	rough estimate
miscellanous			$30,000	
Sub total			$1,750,000	

Consultants							$200,000
Environmental Report							$100,000
ENG	Engineering/Design		$8,931,260.00		10%		$893,126
						sub total	$1,193,126
		Grand Total capital outlay					$11,874,386

OPS	Operations		$/hr	hours/year	#	$/year	
	Wages	manager/foreman	40	4382	1	175,280	
		yardmen & operator	30	4382	4	525,840	
		admin	20	2040	1	40,800	
		security	20	2912	1	58,240	
		Total wages				800,160	
	Payroll tax		9.65%			77,215	
	Worker's comp insurance		2.70%			21,604	
	State adds		441		10	4,410	
						903,390	
	Utilities	electric	6000	12	1	72,000	
	Water	gallons	2400000	748	7.5	26,524	
	Taxes	property	1.13%	$8,931,260	3000000	$134,227	
	Use tax on equipment		?				
	Insurance	General and liability	?				
	Diesel Fuel		?				
	Grand total ops					1,136,141	

Total Annual costs of borrowed $							
	Cost of Money		APR 3.3% - 15 yr	80% total capital		$804,000	
				$9,499,509		$804,000	
		One yr ops cost	5%	1,136,141		56807	
				$10,635,649			

INCOME FROM OPERATIONS						
	Dumping					
	Construction Waste	tons/truck	$/ton/day	trucks		
		24	$20	8	$3,840	
	Green Waste	2	$28	1	$56	
	Dumping at per truck pricing $100	1	100	0	$0	
	Selling					
	Sales of product	24	$25	2	$1,200	
	Per day operations sub total				$5,096	

Annaul Net Profit/Loss	INCLUDING COST OF MONEY	($401,900)		
	EXCLUDING COST OF MONEY	$458,907		
SCENARO 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	
SCENARO 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%	6%	7%
	WHICH IS $10,600,000+ TO EARN RETURN OF 5%	$531,782	$638,139	$744,495
	TOTAL RETURN ON PLANT AND INVESTED $	$129,883	$236,239	$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]
Sent: Tuesday, September 30, 2014 9:08 AM
To: Ehsan, Beth; marlers1@cox.net
Cc: 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.

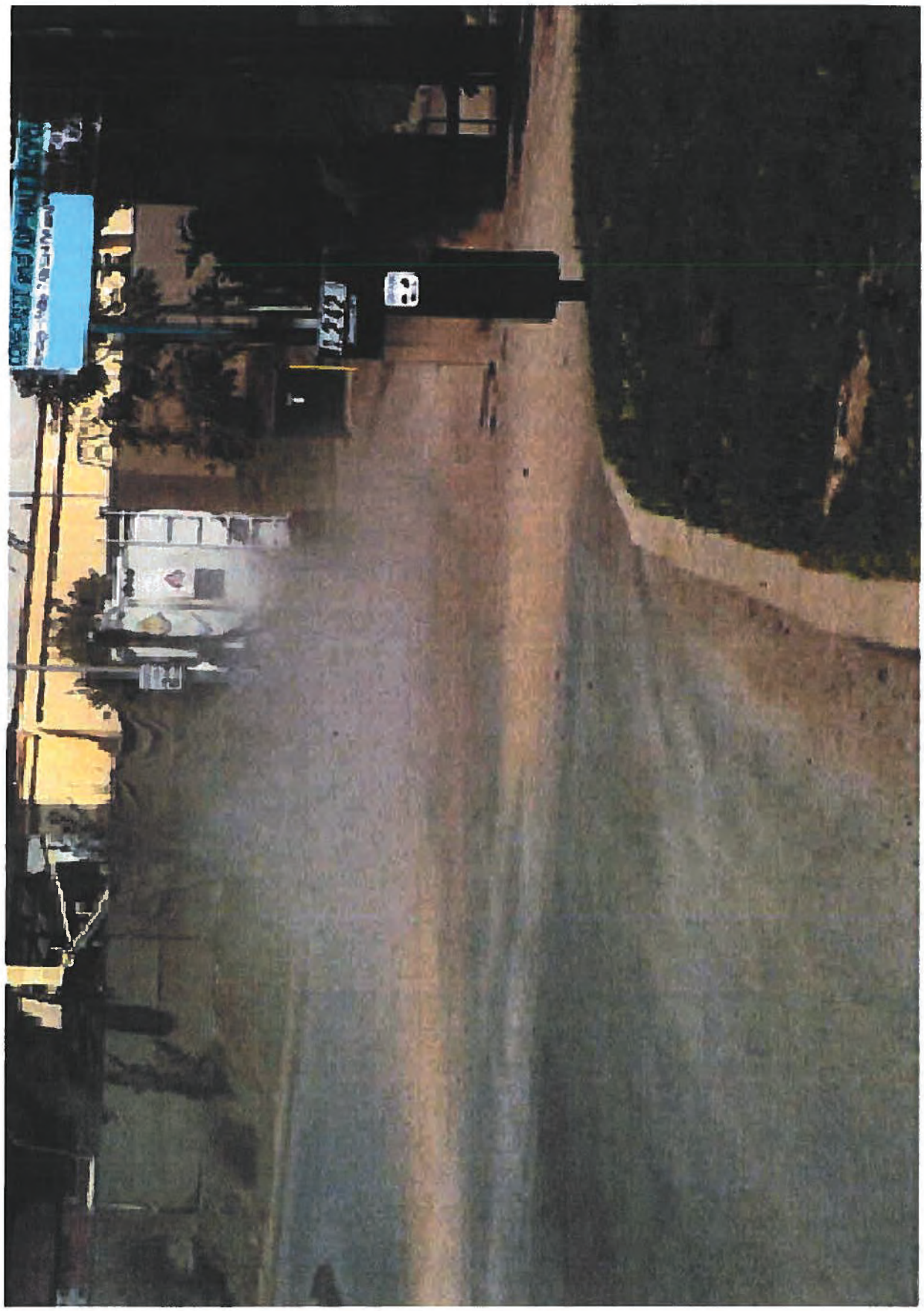
Yours truly,

Byron Marler

Byron L. Marler

Kasturi Rangan

Kasturi Rangan



McIntire

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) 694-2555

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.

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

Mail to:

Beth Ehsan, Project Manager
5510 ~~Ruffin Road~~, ste 310
San Diego, CA 92123 — Overland Ave

Email: beth.ehsan@sdcounty.ca.gov

FAX: (858) 694-3373

Phone: (858) 694-3103

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 Anoche Glen
Escondidio, 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 10th. 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 24th 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.

Rangan

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 throughly 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 undoubtably 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
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
Esconidod, 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
5510 Overland Avenue, Ste. 310
San Diego, CA 92123

Project Manager Beth Ehsan
beth.ehsan@sdcounty.ca.gov

RE: NORTH COUNTY ENVIROMENTAL RESOURCES; PDS2008-3300-08-04-15
SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER
PUBLIC SCOPING MEETING COMMENTS

Ms. Ehsan,

As an owner of property and resident at 25670 Jesmond Dene Rd, Escondido, CA 92026, I 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 the what 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, machinery, 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 particulate 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 us and 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 constant activity.

My 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 putting this heavy burden on an already deteriorating roadway system which was never designed to handle this sort of commercial traffic. This would also draw additional undesirables to the area who will now be stealing items of value left outside because they are tired of dragging it across the valley to exchange it for dollars. Most neighborhoods in this community have a minimum of at least an acre and it is too expensive to fence the entire property.

In addition, the "recycling" plant, will be storing an enormous amount of waste in pieces they are not able to "recycle" the amount that will be coming in on a daily basis. This land 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.

1 of 2

Please DO NOT approve this project for these and many more reasons

Kenneth M. Strub
Kenneth M. Strub
[illegible]70 Jesmond Dene Rd.
Escondido, CA 92026

Ehsan, Beth

From: John & Karen Thompson <jkfam2000@yahoo.com>
Sent: Tuesday, October 07, 2014 5:50 PM
To: Ehsan, Beth

To Beth Ethsan,

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 Creek 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 Anoche Glen

Escondido, CA 92026

760/432-6767

dltowne@gmail.com