

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; PDSXXX-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](#)



County of San Diego

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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 & Daren,

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

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 where they will not be detected. What happens if they are then detected after the load has been dumped and the dumping party has left the site?

Fire Plan:

The NOP 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

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

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