

Sibbet, David

From: [D1] Douglas N Formby Sr <formby11@gmail.com>
Sent: Saturday, October 26, 2019 9:49 AM
To: Sibbet, David
Subject: NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN REVIEW, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012
Attachments: D-1 OPPOSITION LETTER 2019-10-26_094436.pdf

PLEASE SEE ATTACHED.

"Blessed To Be A Blessing!"

[D-1] Douglas N. Formby, Sr.
949 205 6834 [Cell]

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Douglas N. Formby
1349 Vista Ave
Escondido CA 92026

10/26/2019

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

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

Dear Mr. Sibbet:

I am a resident in the Canyon View Homeowners Association, a community approximately two miles east of the proposed North County Environmental Resources project ("Project"). I submit this public comment letter concerning the proposed section 15183 exemption ("Proposed Exemption") as the County of San Diego ("County") should require the applicant, Hilltop 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 limit their analysis to how the Applicant says it will operate the Project instead of analyzing the Project's maximum permitted use, thereby minimizing the Project's impacts by violating CEQA's mandate that a project's foreseeable environmental impacts be **analyzed on its maximum use**. An EIR is needed to ensure that these concerns are addressed and so there is public transparency for this highly controversial project.

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

- Particulate emissions from demolition and leveling on mountain side as well as from operation of crushing and grinding and material handling equipment outdoors.
- Noise from explosive blasting during construction phase and then the operation phase of crushing and associated equipment on site.
- Operating hours of 5:00 AM - 7:00 PM, 6 days a week contrary to General Plan Policy N-5.2.

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- 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.

Sincerely,



Douglas N. Formby