

Sibbet, David

From: Kennedy, Tim (IHG) <Tim.Kennedy@ihg.com>
Sent: Monday, October 14, 2019 2:22 PM
To: Sibbet, David
Subject: RE Project: PDS2008-3500-08-015; PDS 2008-3910-0808012
Attachments: Kennedy personal letter.pdf

David:

Please see my attached letter opposing the approval of the North County project along Mesa Rock Road

Location: The project is located west of Interstate 15 (I-15) along Mesa Rock Road in the Twin Oaks Community Plan Area.

[NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-3500-08-015; PDS2013-BC-13-0019; PDSXXXX-HLP-XXX; LOG NO. PDS2008-3910-0808012](#)

Tim Kennedy

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10/14/2019

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

RE Project: PDS2008-3500-08-015; PDS 2008-3910-0808012

Dear David,

This narrative will implore you to reassess and disapprove the pending above aforementioned project regarding the installation of a high impact industrial recycling plant proposed to be placed directly in the middle of several rural and semi-rural surrounding residential neighborhoods located in an extremely dangerous fire area. Just the reference to "high impact industrial", extreme fire danger, semi-rural and residential would put this matter into context as out of place and inappropriate for the location and situation.

Please evaluate and consider the following special circumstances in order to fully assess the potential dangerous, harmful and unwarranted conditions that may ensue should this project continue.

Extenuating, special and significant circumstances:

- A high impact industrial activity, with greater than normal accidental fire events as a result of operations, is located less than ½ mile from surrounding residential neighborhoods, and located in a semi-rural, extremely hazardous fire area, exposing the surrounding residential neighborhoods to the unnecessary fear and threat of wildfire danger.
- Direct line-of-site exposure to offending noise, harmful pollutants and particulates projecting into the surrounding neighborhoods exposing the residents to undue health, and adverse life value implications. Please see below the errors in the applicant's visual report dated Dec 2014. **Exhibit 1 below.**
- Errors to the applicant's **NEGATIVE CULTURAL RESOURCES SURVEY REPORT (Dudek)**; The report fails to call out the famous "Bear Rock" located on the top of the mountain directly connected to the hill that will need blasting and grading. No mention of this iconic rock or the disturbance of it was discussed. The report does state no tribal organizations were contacted. This error should be noted and tribal organizations should be contacted to find out the significance of this iconic rock where neighborhood streets to the south call out names such as Bear Rock Glen. See **Exhibit 2** below and the cultural resources survey report. In addition, your own report **SUMMARY OF DETERMINATIONS AND MITIGATION WITHIN THE FINAL ENVIRONMENTAL IMPACT REPORT**, calls out potentially significant impact on scenic vistas, scenic resources, visual character and Light or glare.
- As noted in the **Air Quality and Greenhouse Gases Memorandum (Dudek)Report**; Page 15 of the report disqualifies counting particulates because the total being diverted from other facilities to this facility. The report does not address that this diverted material with prevailing winds will blow directly toward 6700 residential homes and 6 schools when the existing

concrete crushing facilities are not near rural residential. This is a serious error in calculations. The topography approximately 1/2 mile due east, encompasses a boxed or dead-end canyon (Reidy creek), consisting of these 6,700 residences and numerous schools, where there is no substantial exhaust or exit for a continuous incursion of offending odor and air-borne particulate matter. As a personal matter I suffer from asthma and these emissions will be harmful to my health as well as the Country Club Elderly home just 1/2 mile from the facility.

- Water use and run off noted in the **Stormwater Quality Management Plan and the Hydrology/Drainage study** appear to my layman's eye not to be suitable. Both reports reference a regular commercial parking lot drainage with regular stormwater drainage basin and a septic proposed to be very modest. These do not take into consideration the heavy water use of the concrete crusher and particulate dust sprayers that are explained in the Air Quality report. One map in this report on page 25 of drainage plan even **notes "Temporary Concrete Crusher," rather than the proposed permanent one.** Didn't the preparer know that it was a permanent daily used piece of equipment? These reports do not address this heavy water use or the particulates that will poison the groundwater. My concern is water used to crush concrete and keep dust down will be from unknown locations laced with poisons such as asbestos and other cancer causing agents. This poison water will percolate year after year and flow to the East off the hill into the valley of Escondido rural residential areas.

Although with an outdated and "streamlined" environmental review performed 10 years ago that may have complied at a cursory level regarding density, zoning, and the general plan, it will be determined with an updated EIR and a detailed study and analysis of special and significant circumstances, that this project will in fact have several specific and significant impacts and effects which have not been analyzed and are peculiar to the project or its site.

Additionally, it will be provided that the project will in fact have a substantial off-site and cumulative impact to the surrounding residential neighborhoods and schools that have not been disclosed or evaluated due to inadequate assessment by the GPU and the outdated EIR.

Regardless of the state mandates, this project should be individually re-assessed, and issues identified as special and extenuating circumstances. Please embrace and assess these disclosures in your decision to not approve the pending process and development of this project.

Timothy Kennedy

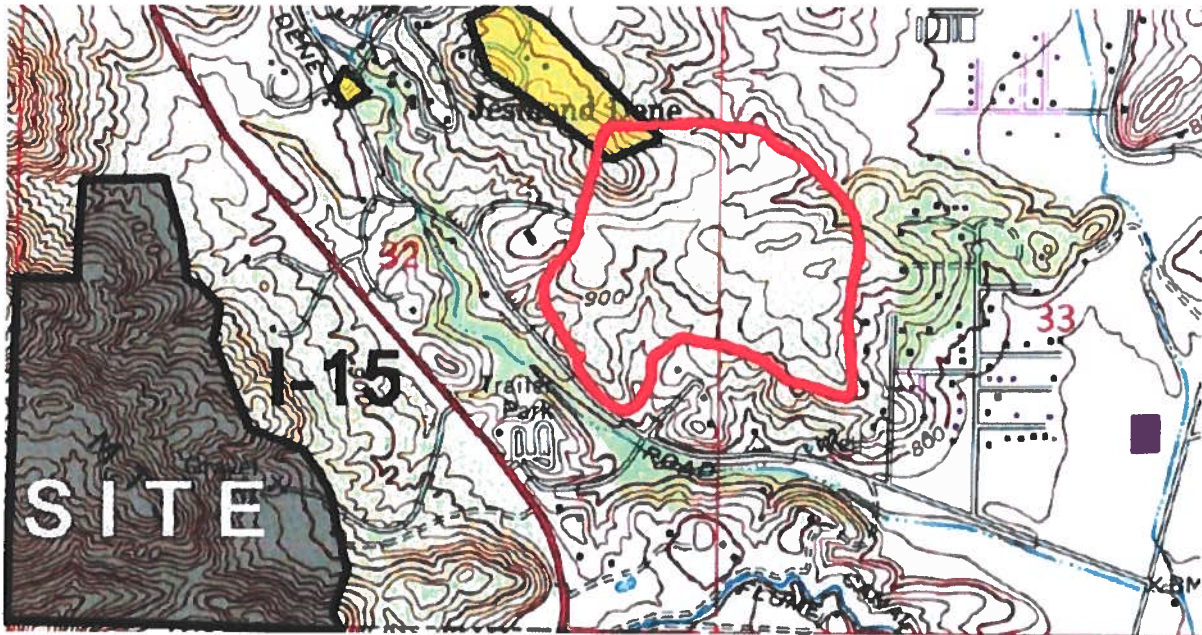


Resident 1/2 mile from project (**Exhibit 3 below**)
2956 Rue Montreux
Escondido, CA 92016
Cell 713-443-5882

Exhibit 1

Applicant Visual Impact Appendix B: Dec 2014:

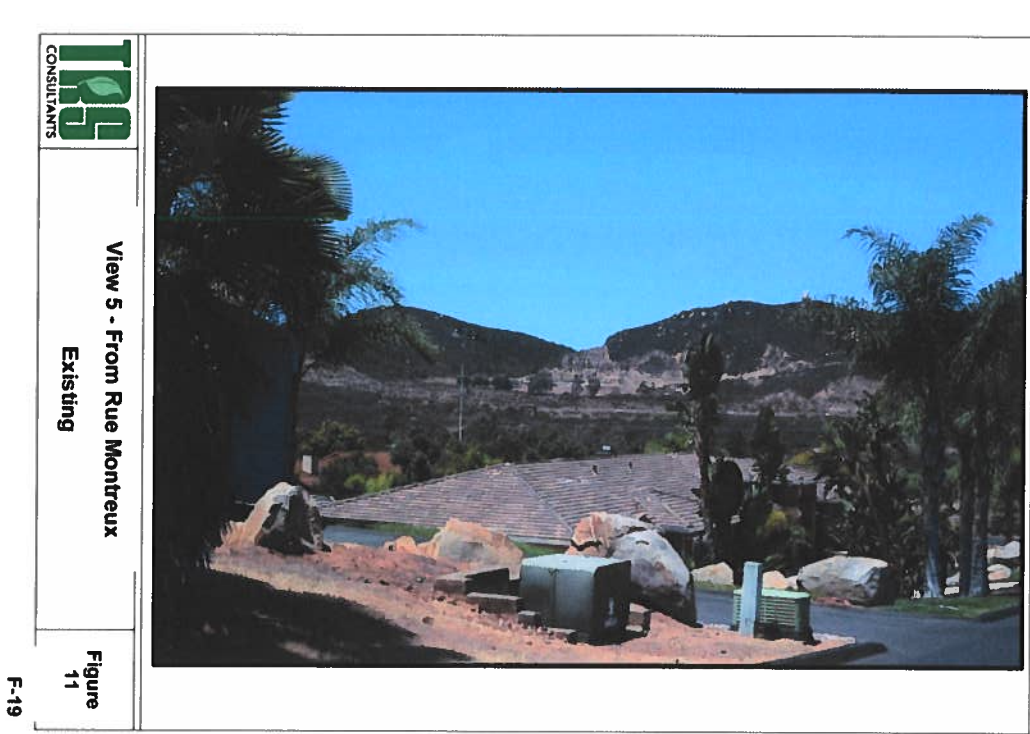
Pg 32, Viewshed area in yellow has missed the inclusion of homes located in Montreux. It appears to be an old map where the Montreux neighborhood has not been built because the typical home dots do not appear.



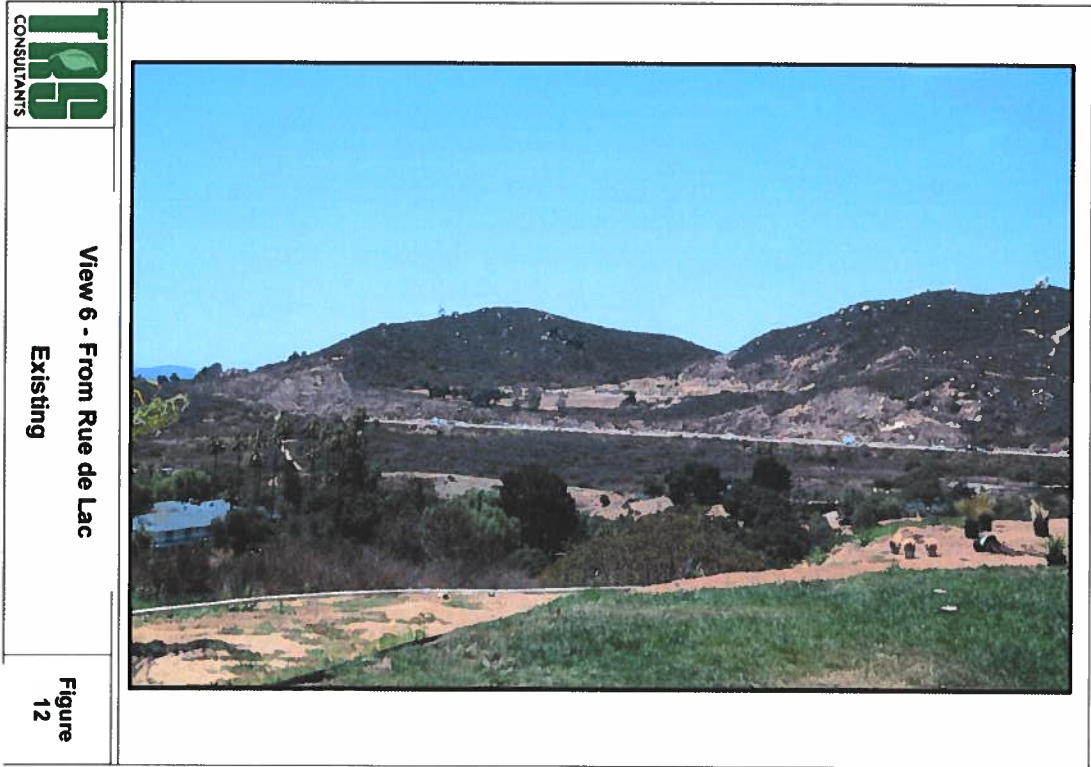
Page 36: View Point 5 gate of Montreux and View point 6 highest home on Rue De Lac does admit view. Photo cropped from report to show same location as above noted view points



Page 36: Notes view from Montreux Gate but **in fact this is not a picture of the gate area.** Montreux gate is much closer on the West Side closer to the project from the power lines in the picture.



Page51: View from Montreux Rue De Lac. Obviously, photo shopped to show much further than actual



Overall Conclusion of Visual Appendix is that it has many errors and does not show the true visual impact. In actuality, visual impact is significant destroying the iconic beauty of one of the first unique rocky hills surrounding the Escondido valley. This hill also includes the iconic BEAR ROCK.

Extenuating, special and significant circumstances:

- A high impact industrial activity, with greater than normal accidental fire events as a result of operations, is located less than ½ mile from surrounding residential neighborhoods, and located in a semi-rural, extremely hazardous fire area, exposing the surrounding residential neighborhoods to the unnecessary fear and threat of wildfire danger.
- Direct line-of-site exposure to offending noise, harmful pollutants and particulates projecting into the surrounding neighborhoods exposing the residents to undue health, adverse life value implications, and depreciated home values.

Exhibit 2

In addition to the visual impact, according to the applicant, **NEGATIVE CULTURAL RESOURCES SURVEY REPORT**, there are no Cultural Resources impacted. The report fails to call out the famous “Bear Rock” located on the top of the mountain directly connected to the hill that will need blasting and grading. No mention to this iconic rock or the disturbance of it was discussed. No tribal organizations were contacted to find out the significance of this iconic rock where neighborhood streets to the south call out names such as Bear Rock Glen.

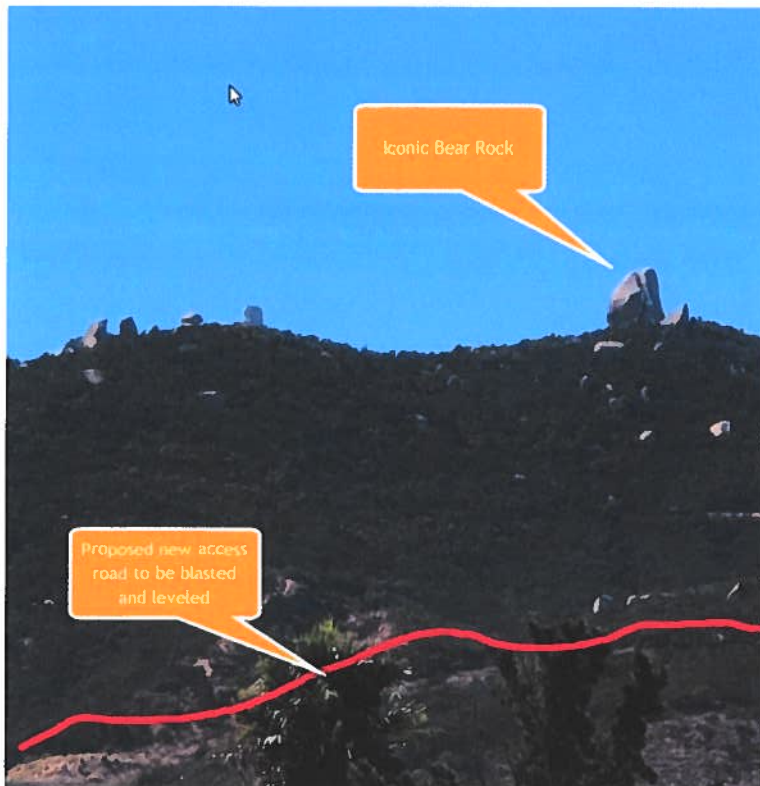


Exhibit 3

Kennedy Residence 1/2 mile East of the Applicant and the Country Club Elderly home just 1/4 mile.

