**\* SAMPLE COMMENT LETTER/EMAIL \***

*(Fill in the information where you see RED printing; remove any RED printing before sending)*

Date: MONTH & DAY, 2022

From: NAME & EMAIL ADDRESS

 HOME OR BUSINESS ADDRESS

To: Robert Hingtgen (Robert.Hingtgen@sdcounty.ca.gov)

 Planning & Development Services

 5510 Overland Avenue, Suite 310

 San Diego, California 92123

CC: Bronwyn Brown (Bronwyn.Brown@sdcounty.ca.gov)

 StopCottonwoodSandMine.org (info@stopcottonwoodsandmine.com)

Subject: Cottonwood Sand Mining Project Draft Environmental Impact Report Issued 12/16/21

 (PDS2018-MUP-18-023), (PDS2018-RP-18-001); LOG NO. PDS2018-ER-18-19-007; SCH# 2019100513

*(Make comments personal and as specific as you can. Pick and choose to include comments below.)*

Thank you for considering the following comments pertaining to the Cottonwood Sand Mining Project draft Environmental Impact Report issued on December 16, 2021 for public review.

**I believe that the Cottonwood Sand Mining Project draft Environmental Impact Report** **is a flawed and incomplete document that does not adequately analyze the significant environmental impacts of the potential Project to the people, wildlife, water, air, and roads of the community.**

Additionally, the Sand Mine Project does not propose adequate mitigation measures or alternatives to address those impacts. The draft EIR does not comply with applicable goals, policies or requirements of the San Diego County General Plan as well as the Valle De Oro Community Plan.

Upon review, it seems that the draft EIR is incomplete and not in compliance with CEQA and therefore must be revised and reissued to the public for review.

The most significant issues noted in the Cottonwood Sand Mining Project draft EIR include:

1. Aesthetics is a significant unmitigable environmental impact.
2. The proposed project is inconsistent with the Valle de Oro Community Plan.
3. Biological Resources are significant environmental impacts with incomplete analysis.
4. The draft EIR states that “the Project would result in significant impacts” to Federally and State Endangered or Threatened Species. Proposed mitigation plans are not sufficient to protect endangered and threatened species in the area.
5. Noise is a significant environmental Impact with incomplete analysis.
6. The health risk associated with Valley Fever is drastically minimized in the draft EIR.
7. The draft EIR appears to gloss over the impact on air quality as not being significant. However, even a moderate impact could be catastrophic and should be considered and studied.
8. The EIR must be revised to describe mitigation related to VMT and GHG that will occur onsite.
9. The draft EIR does not properly address that the Project may have a significant impact to property water wells near the property site.
10. The proposed Project is inconsistent with the Land Use Element of the County of San Diego General Plan. The designation for the entire project site is Open Space-Recreation which applies to large, existing recreational areas and allows for active and passive recreational uses.
11. The Major Use Permit Findings cannot be made.
12. The draft EIR does not specify how the impacts and location of the sand mine will be consistent with the San Diego County General Plan.
13. The draft EIR is incompatible with the Valle de Oro Community Plan regarding Conservation.
14. The draft EIR did not adequately address how its proposed sand mining activities will conserve rather than destroy wildlife habitats.
15. Transportation/Traffic is a significant environmental impact with incomplete analysis.
16. The draft EIR did not address Emergency Access adequately. The report indicates that a “Traffic Control Plan would establish procedures” however these procedures are not described.
17. A Fire Protection Plan has been prepared for the project per the draft EIR. However, it does not state that the plan has been reviewed and approved by the San Miguel Fire District and the County of San Diego.

I stand with hundreds of community members and other stakeholders who are seriously concerned about the significant impacts the Cottonwood Sand Mining Project’s twelve-year sand mining operation will have on the residential community in Rancho San Diego, surrounding communities, and to the San Diego National Wildlife Refuge. As much as the sand, for concrete, is a needed commodity, the location proposed by the Applicant seems highly inappropriate. Industrial sand mines do not exist in developed, residential areas – nor should this one at the expense of the community and the environment.

Sincerely,

 NAME

 TITLE & CREDENTIALS (if applicable)

 EMAIL ADDRESS

HOME OR BUSINESS ADDRESS

PHONE NUMBER