

CASE 23563 SPA APPEAL HEARING

Shu Wei Chen

Proxy Speaker Brayden Thomas



47.4 Acres

131.9 Acres

PROPERTY ISSUES

- ▶ Property has been for sale since 2021
- ▶ Limited offers that have all backed out after performing due diligence due to concerns with C/D facility potential
- ▶ Little to no ability to start development on the property given uncertainty surrounding C/D facility potential

LACK OF VEGETATIVE BUFFER

- ▶ Both properties were severely impacted by 2009 wildfires
- ▶ Landscape is recovering, but little to no mature vegetation is present to provide adequate buffer for dust/noise/light pollution
- ▶ Proposed planted buffer will take years to mature and may not be successful in establishing in wetland areas along Highway 7

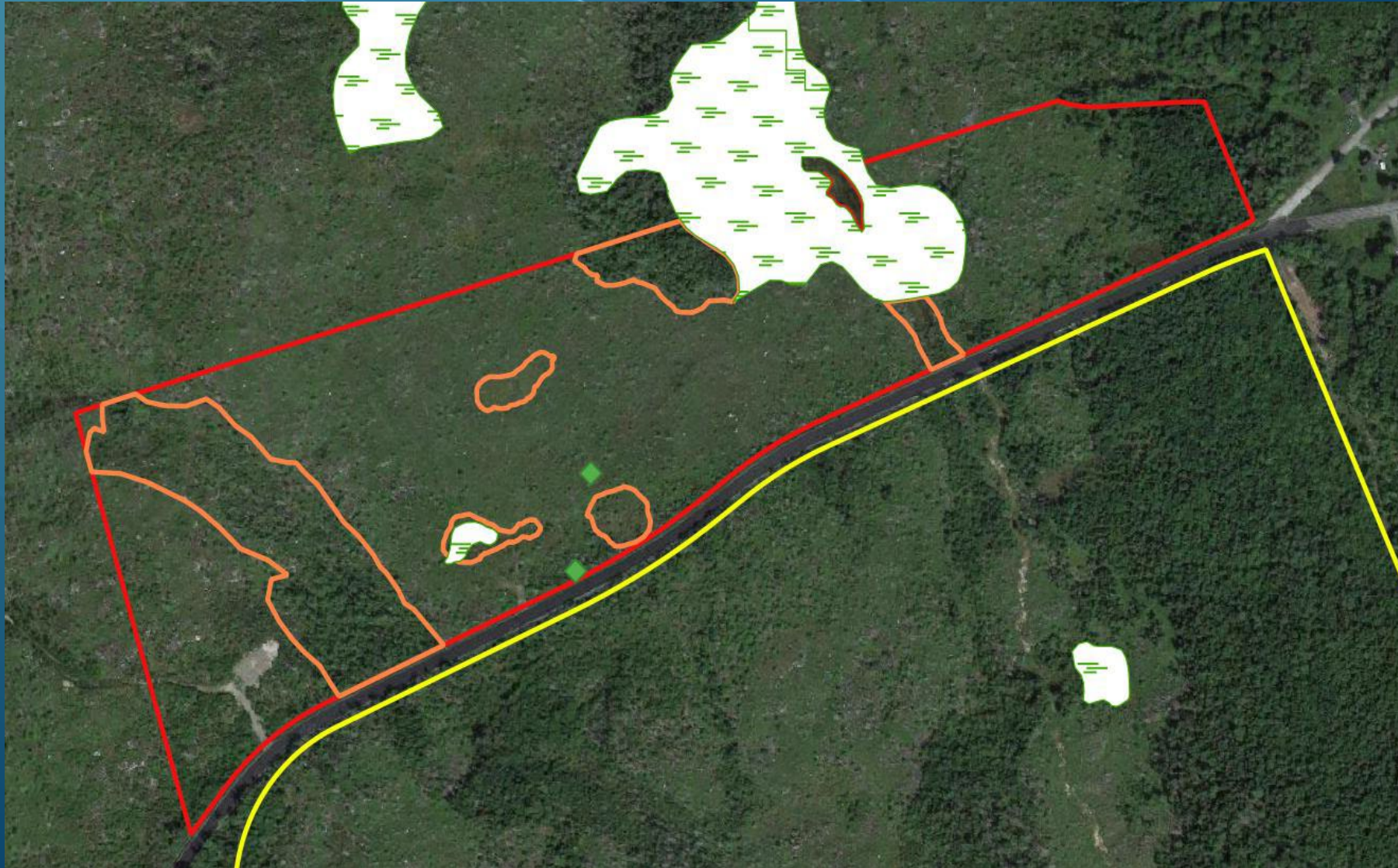
LACK OF VEGETATIVE BUFFER



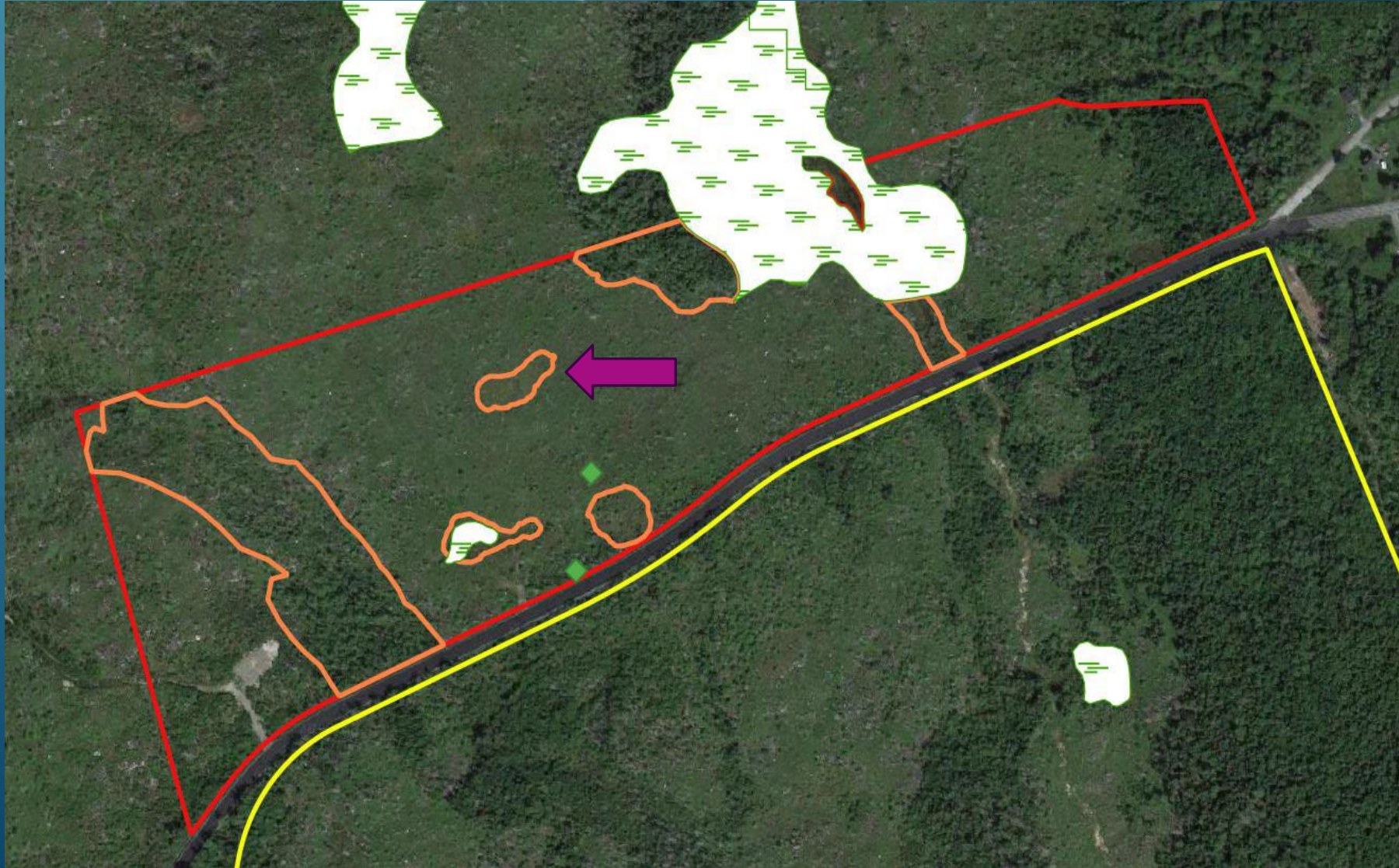
NSECC MAPPED WETLANDS



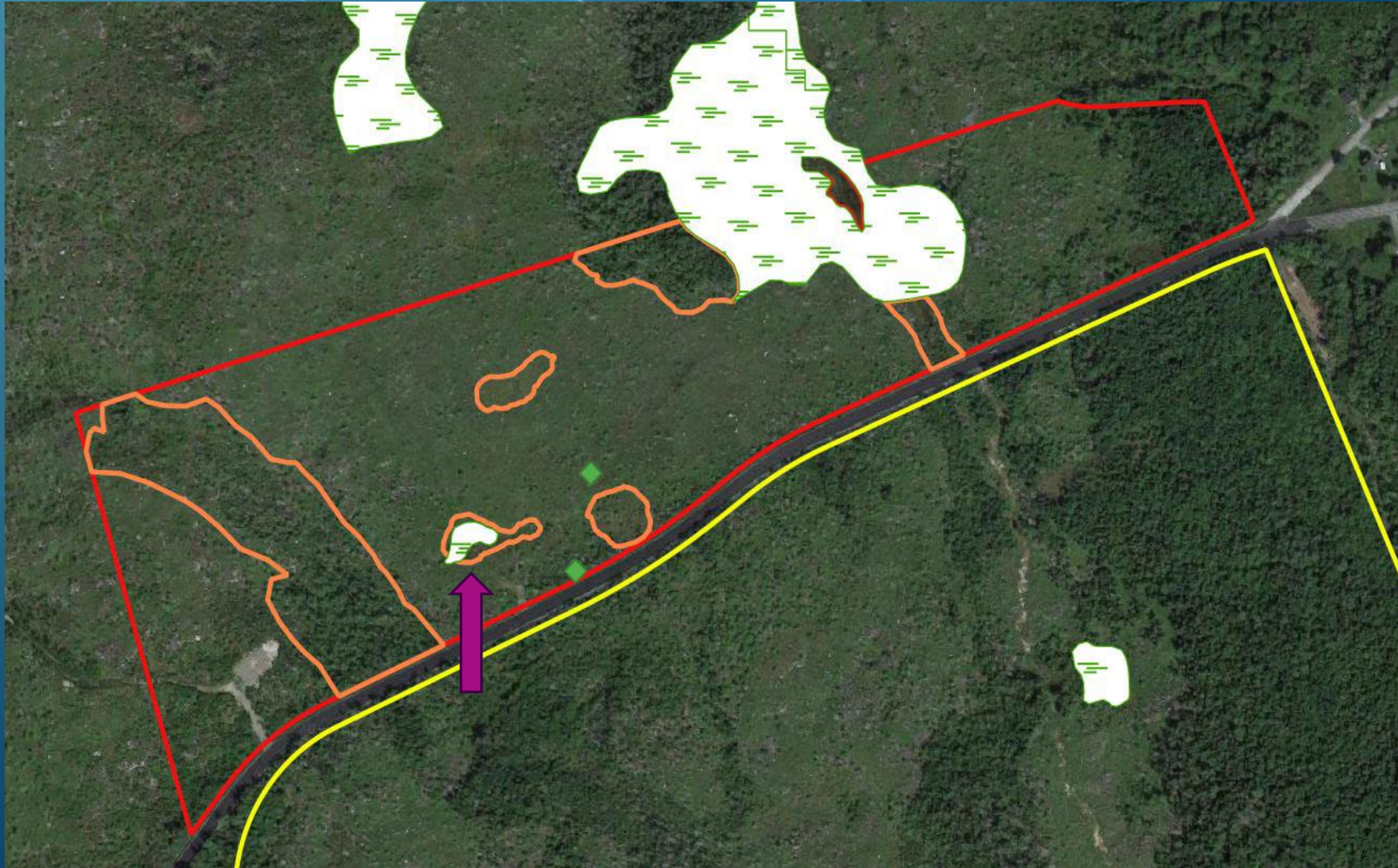
MORE ACCURATE MAP OF WETLANDS



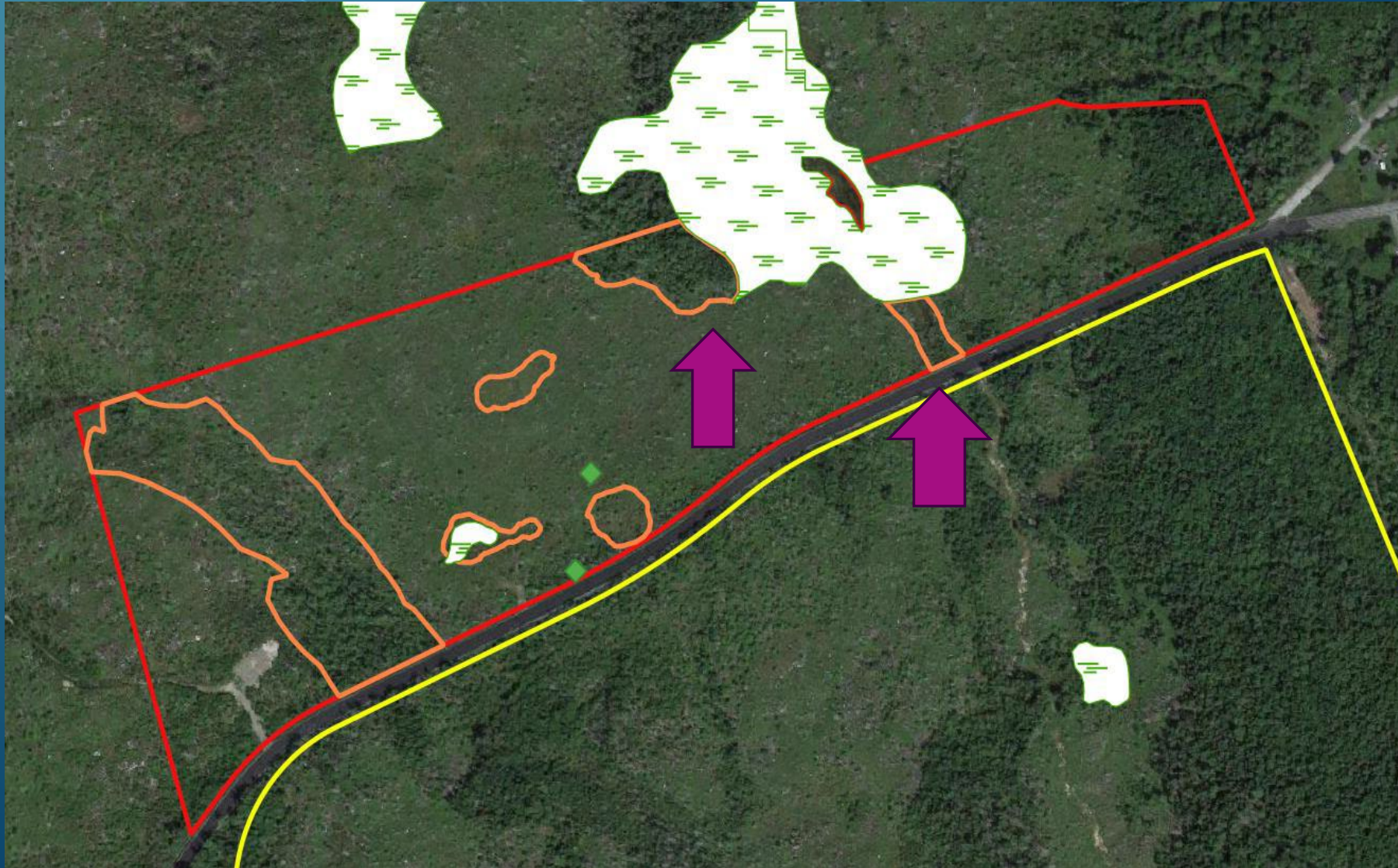
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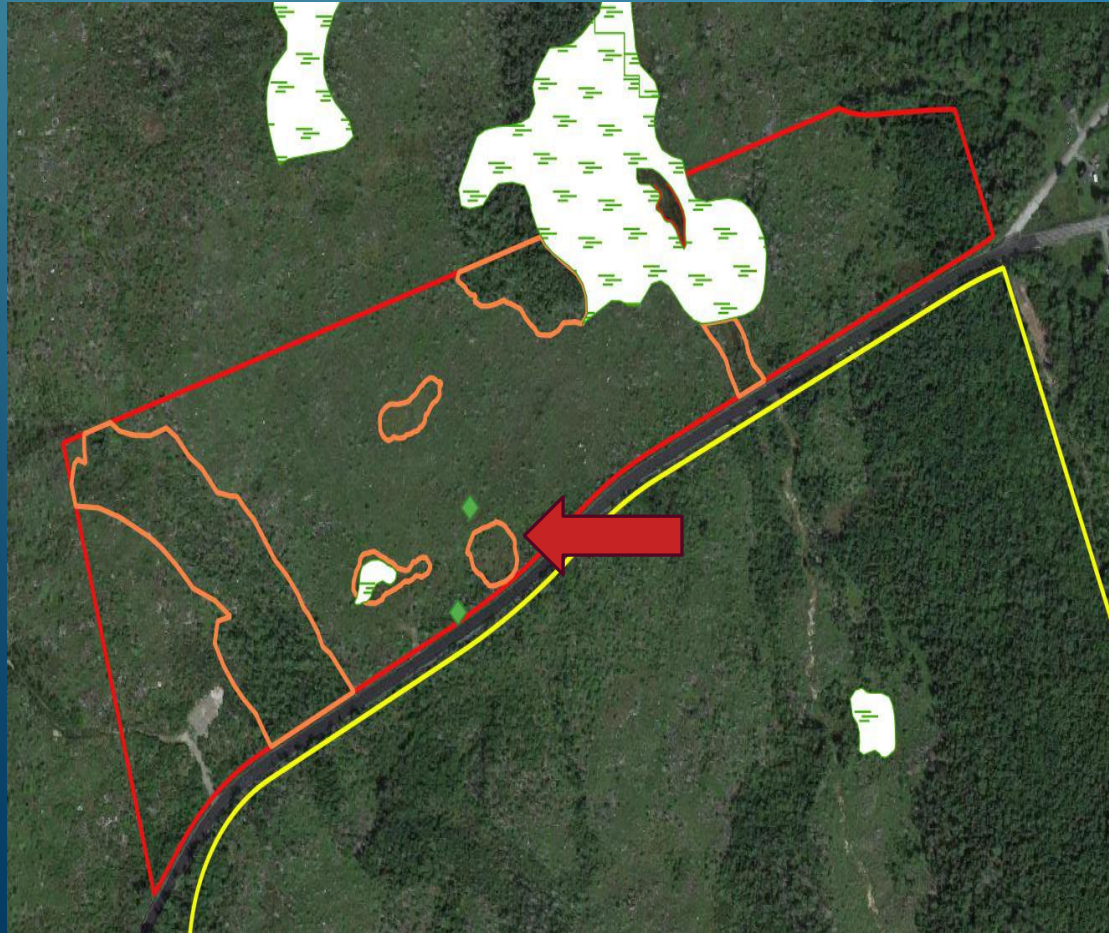
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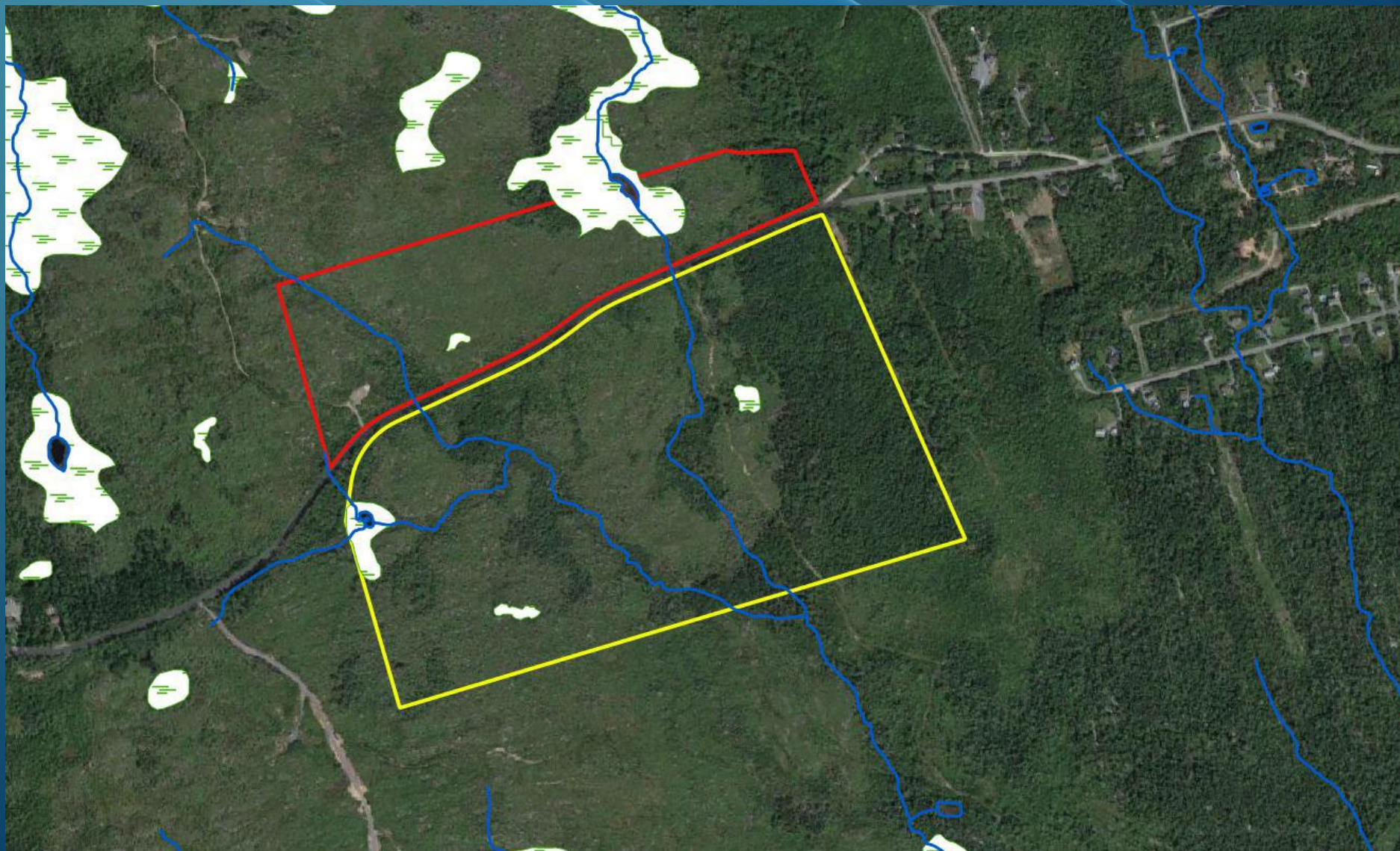
MORE ACCURATE MAP OF WETLANDS



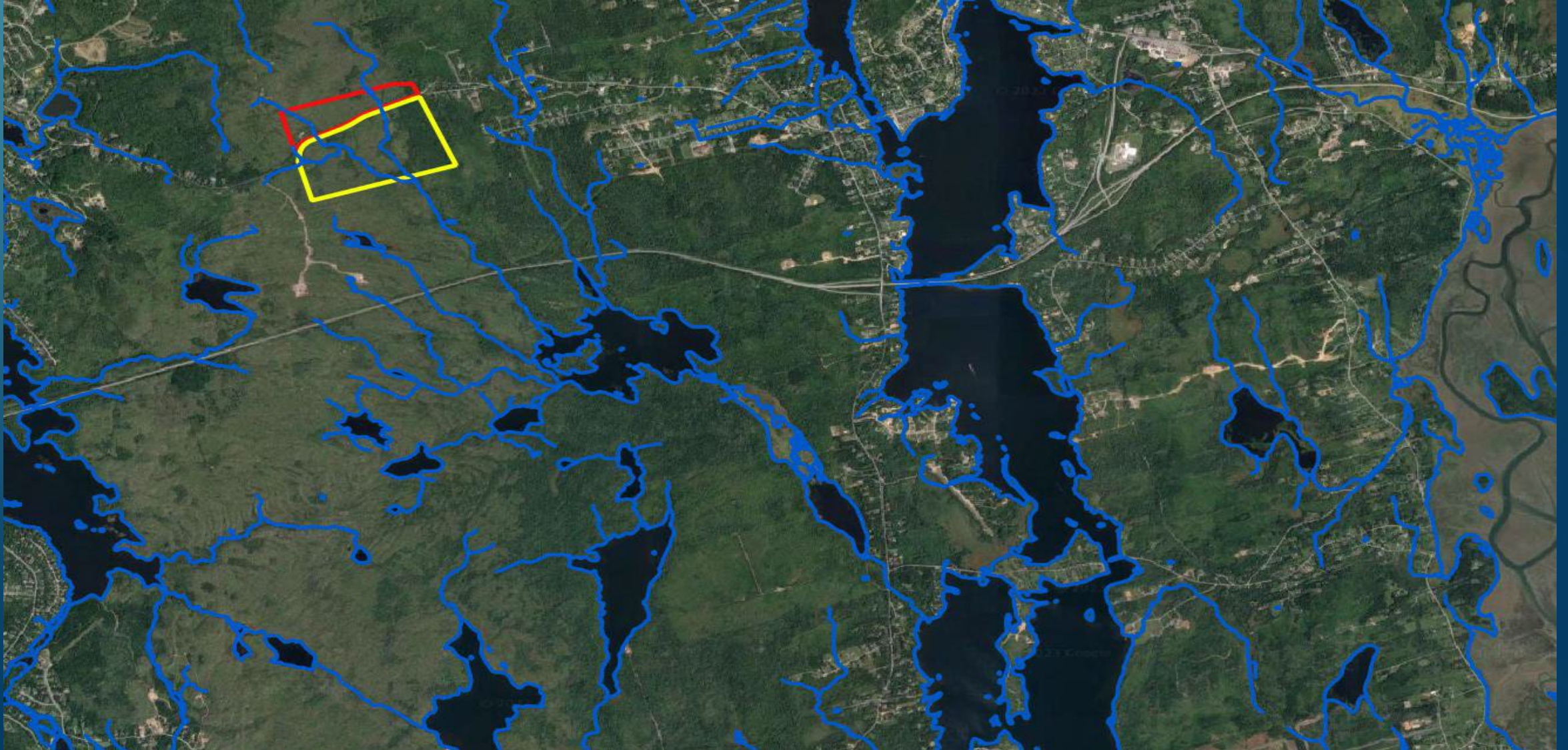
EXAMPLE OF AN UNACCOUNTED-FOR WETLAND



WATERCOURSES & HYDROLOGY



DOWNSTREAM IMPACTS



WILDLIFE & SPECIES AT RISK



Eastern-Painted Turtle



Blue Felt Lichen



Common Nighthawk

TO SUMMARIZE

- ▶ This proposal has already caused serious complications to property values, development
- ▶ This proposal provides no realistic means to control noise/dust/light pollution
- ▶ This proposal has a serious lack of environmental consideration and mitigation
- ▶ This proposal has very real downstream contamination impacts reaching into Porters Lake
- ▶ This proposal does not consider species at risk or wildlife and stands to illegally alter numerous wetlands