

**From:** [Jennifer Sanchez](#)  
**To:** [Planning Commission](#); [Planning](#)  
**Subject:** case file no. 2025-36 PD  
**Date:** Saturday, March 14, 2026 8:58:30 PM

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Roberto Sanchez, Jr. P.E.

PERSONAL  
INFORMATION

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March 14, 2026

National City Planning Commission  
c/o Planning Division  
City Hall – 1243 National City Boulevard  
National City, CA 91950

\*Re: Strong Opposition to Categorical Exemption and Planned Development Permit for Reduced Rear Yard Setbacks in the Proposed 10-Lot Single-Family Subdivision – Photographic Evidence of Early Saturday Construction Violations, Demand for Immediate Enforcement, Full CEQA Review, and Specific Mitigation Conditions if Approved\*

Dear Honorable Members of the Planning Commission:

As the longtime homeowner directly adjacent to the proposed 10-lot single-family residential subdivision, I strongly oppose the staff recommendation that this project qualifies for a categorical exemption from CEQA under Class 5 (Section 15305 – Minor Alterations in Land Use Limitations). The existing rear yard setbacks in this area are already quite small under National City's zoning standards for single-family residential properties, preserving the limited privacy and seclusion my home currently enjoys due to the current land configuration.

The developer's proposal to reduce rear yard setbacks across all 10 lots would potentially place 10 new homes within mere feet of my backyard and living spaces—dramatically intensifying density and proximity far beyond a "minor" alteration. This would eliminate my seclusion, increase noise, light, activity, and visual impacts, and fundamentally change the character of my property and the immediate neighborhood. These site-specific effects trigger the "unusual circumstances" exception under CEQA Guidelines Section 15300.2(c), as there is a reasonable possibility of significant environmental impacts (including privacy loss, aesthetics, noise, and construction-related effects) not typical for routine setback variances.

Compounding these concerns, significant construction activity has already begun on the site without apparent full compliance. Attached photographs, taken today (Saturday, March 14, 2026) starting at 6:30 a.m., document:

- Heavy machinery (skid steers, graders, etc.) actively grading, moving dirt, clearing vegetation, and creating visible dust plumes without water trucks or other suppression measures.
- Full-day operations on Saturday, March 14, 2016 including pre-7:00 a.m. work.

- Workers and equipment disturbing large soil areas, with dust blowing toward neighboring properties.

These activities appear to violate applicable regulations:

- **\*Construction Hours and Noise\***: Regional standards (e.g., in San Diego County and City of San Diego) typically restrict noisy construction to 7:00 a.m.–7:00 p.m. weekdays, with limits or prohibitions on weekends/Sundays/holidays. Pre-7:00 a.m. and unpermitted Saturday full-day operations likely exceed National City's noise ordinance provisions, especially for residential areas.
- **\*Fugitive Dust Control\***: San Diego Air Pollution Control District (SDAPCD) Rule 55 prohibits visible dust emissions beyond the property line for more than 3 minutes in any 60-minute period during construction/demolition. No dust suppression (e.g., watering) is evident despite large-scale earthmoving generating plumes—contravening state/regional requirements.
- **\*Permit Compliance\***: Grading or site disturbance generally requires permits; premature work before full approvals (including your decision on the Planned Development Permit and CEQA exemption) may be unauthorized.

These violations accelerate impacts on my property (dust infiltration, noise disruption) and undermine claims that the project is minor or low-impact.

I urge the Commission to:

1. Reject the categorical exemption under Class 5 and require at least an Initial Study (and Negative Declaration or EIR if warranted) to assess site-specific effects on adjacent properties, including privacy, noise, aesthetics, land use compatibility, and construction impacts.
2. Investigate and halt non-compliant activity immediately via Code Enforcement/Planning staff. Provide copies of any issued permits and confirm compliance.
3. If approving the reduced setbacks, categorical exemption, and Planned Development Permit, impose these mandatory conditions:
  - Construct a solid masonry wall (block or concrete, no wood/chain-link) along the entire common property line with my property (and other abutting lots), minimum 8 feet high (measured from my side's finished grade), engineered and permitted.
  - Identify/map existing utility easements for my water/sewer lines; provide recorded assurances that no improvements obstruct access; resolve any potential blockages at developer's expense with utility and my consent prior to further work.
  - Strictly limit construction to 7:00 a.m.–7:00 p.m. weekdays (no pre-7:00 a.m., limited/prohibited weekends/holidays without special permit); mandate continuous dust control (daily watering of disturbed areas, BMPs per SDAPCD Rule 55); require bonds/assurances for compliance and remediation.

I am available to provide more documentation, or meet on-site. Thank you for your careful review and commitment to protecting established neighborhoods from undue hardship.

Sincerely,

Roberto Sanchez, Jr. P.E.

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**\*Enclosures:\***

- Photographs dated March 14, 2026, documenting early Saturday construction, dust generation, and lack of suppression measures. Some taken before 7am and others taken in the afternoon to show the amount of dirt which was being moved without dust control.

