

Date: Sept. 30, 2019

Mark Wardlaw

Director – Planning and Development Services

County of San Diego

5510 Overland Avenue, Suite 310

San Diego, CA 92123

NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN REVIEW

S.O. PDS2008-3500-08-015, LOG NO. PDS2008-3910-080801

Dear Mr. Wardlaw:

I am writing to you to express my disappointment that Arie de Jong, Hill Top Group's project – a concrete crushing plant - is being considered by you for approval, without submittal of a full Environmental Impact Report (EIR). It was my understanding, in the year 2014, that an EIR was your requirement for him to seek approval of his concrete crushing project to be located off Mesa Rock Road. I had felt that after a comprehensive EIR review, the residents near this site would be reassured that all appropriate safeguard measures would be implemented as a condition for this project to move forward or that the project approval would be denied. Safety is paramount for the ever growing residential community in this area.

I am not reassured. The draft EIR was not accepted by the Planning Department in 2015. The next revision was not done by the applicant. More than 4 years later, the broad and general findings of a county wide rezoning (GPU) EIR which is now 11 years old are being used to justify giving the green light to continue. I see or hear no definite information to make me feel comforted that the San Diego County Planning and Development Department will be monitoring what is occurring at this site. Why has it not been a condition that this facility must be indoors to contain noise, dust, and fire hazards? Why have the hours of proposed operation from 5:00 AM to 7:00 PM been allowed to stand?

If San Diego County wants this concrete crushing plant's business, surely there is a better site than one where the site is practically kissing the residential areas of the City of Escondido and adjacent as well as across from residential areas in North County.

I encourage you to do your due diligence as you seemed ready to do in 2015 when your Department determined that Arie de Jong, Hill Top Group should complete an EIR for this project before proceeding further. Why did you have a change of heart?

The history of this project is puzzling and needs some rectification. During the General Plan Update, the project applicant (the owner of the property) wanted his parcels of land rezoned to High Impact Residential. The record shows that the Twin Oaks Community Sponsor Group and the City of Escondido (as this area is in its sphere of influence) both objected because of the nature of the surrounding areas, your Department's Planning Staff advised against the rezoning, and yet the Board of Supervisors went ahead with the rezoning. In 2008 the land owner applied for a permit to install a commercial nursery. Then, in 2012, he amended the application for installation of a facility

for recycling Concrete and Demolition debris (CDI). Even though the impacts from CDI crushing are severe compared to a Nursery, the County did not inform at least 20 nearby property owners of this change as required by County rules. The residents were unaware of this project until 2013. Overall, the project applicant is being accommodated without fair consideration of the concerns of the surrounding community. A simple search indicates that there are several CDI processing facilities in the general area and throughout the County. Why do we need another one so close to a residential community? We also notice that the applicant gets extra time on every occasion when he does not respond to the County in time. After he delayed his responses on the EIR for more than 4 years, we get notified that you have changed your process for evaluation of the project, that you do not need an EIR, and that we have 30 days to respond. This seems unfair – will you give us 4 years to respond? Actually we will settle for a 90 day extension of time to respond – please grant us this extension.

Sincerely,



Name: Barbara W. Rangan

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