

**Sibbet, David**

---

**From:** Melanie Thompson <melson39@hotmail.com>  
**Sent:** Tuesday, September 24, 2019 10:04 AM  
**To:** Sibbet, David  
**Subject:** Recycling plant in North Escondido on Mesa Rock Road

Dear Mr. Sibbet,

As a resident in this area, I am writing to voice my opposition to locating a recycling plant in this location or any location that is zoned **residential** or agricultural and would share the neighborhood with people's homes.

If you want to see what happens when you combine residential and industrial use in neighborhoods, take a look at the La Presa and Bancroft areas of Spring Valley. Homes in those neighborhoods of Spring Valley would easily be worth two to three times as much if there were no recycling plants, auto-body shops, junk yards, metal fabrication plants, etc., in the same neighborhoods. **Once you allow one major industrial use, more will follow.** I know because I grew up in the Bancroft area of Spring Valley, and what was once a safe, peaceful community of well-cared for homes became a nightmare that I was forced to leave. Those unfamiliar with what Spring Valley originally looked like in the 1960's would be shocked to see it. One by one, industrial plants came and destroyed the neighborhoods. I had a lovely 2400 square foot home on an acre in the Troy Street area, that I was only able to get \$300,000 for at the height of the real estate boom in 2005, because there were 2 recycling plants nearby. The same home in La Mesa, where they don't allow industrial in residential neighborhoods, would have sold for three times as much.

Homes in North Escondido in the Jesmond Dene, Escondido Hills, Coyote Acres, Escondido Country Club and others that are currently valued at \$700,000 - \$1,000,000 will also have their values cut to less than half, as happened in Spring Valley. Think what that will do for the money currently being received from property taxes for this North Escondido area – it will also be cut to less than half. That alone should be a reason to disallow this plant from being constructed, or any other industrial-use in residential neighborhoods.

Sincerely,

Melanie Thompson

Sent from [Mail](#) for Windows 10