

**Sibbet, David**

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**From:** Laurie Wood <bwood@auswood.com>  
**Sent:** Sunday, October 27, 2019 3:21 PM  
**To:** Sibbet, David  
**Subject:** NCER Project Objection - 25311 Jesmond Dene Rd, Escondido  
**Attachments:** 2019-27-10 NC Environmental Resources Recycling Project Objection Letter 25311.pdf

Dear Mr. Sibbet,

Please find attached a letter of objection to the proposed North County Environmental Resources Project.

Sincerely,

Laurie Wood  
Owner,  
25311 Jesmond Dene Rd  
Escondido CA 92026

**CAUTION:** This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, forward the email to [spam.protection@sdcounty.ca.gov](mailto:spam.protection@sdcounty.ca.gov).

## Sibbet, David

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**Sent:** Sunday, October 27, 2019 3:21 PM  
**To:** Sibbet, David  
**Subject:** Objection to Proposed NCER Project  
**Attachments:** 2019-27-10 NC Environmental Resources Recycling Project Objection Letter 25315.pdf

Dear Mr. Sibbet,

I am the owner and resident at 25315 Jesmond Dene Rd, Escondido. Please find attached a letter of objection to the proposed North County Environmental Resources Project.

Sincerely,

Laurie Wood  
25315 Jesmond Dene Rd  
Escondido CA 92026

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David Sibbet,  
Planning Manager,  
County of San Diego - Planning and Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123  
via mail and email to David.Sibbet@sdcounty.ca.gov

Re. NORTH COUNTY ENVIRONMENTAL RESOURCES, SITE PLAN REVIEW, S.O: PDS2008-3500-08-015, LOG NO. PDS2008-3910-0808012

October 27, 2019

Dear Mr. Sibbet,

As the owner of the property at 25311 Jesmond Dene Road, Escondido, I write to voice my objection to the proposed North County Environmental Resources (NCER) ("Project"). I have previously (October 2014) provided comments on the Notice of Preparation for an Environmental Impact Report. Having done that, I am dismayed that the County, having determined that the Project requires an EIR, now proposes to fast-track environmental review of the Project through an unsupported and inapplicable exemption to limit public participation contrary to CEQA's requirements.

I submit this public comment letter concerning the proposed section 15183 exemption ("Proposed Exemption") as the County of San Diego ("County") should require the applicant, Hilltop Group Inc. ("Applicant"), to prepare an Environmental Impact Report ("EIR") for the Project due to its foreseeable significant environmental impacts which will impact my family's and my community's health and well-being.

My house on the property directly overlooks the proposed site, across I-15 from the East. There are no hills or other natural obstructions to provide any substantial visual or noise protection. Note that I also own an adjoining property at 25315 Jesmond Dene Road, the subject of separate correspondence.

My family have owned and lived at this property for more than 50 years. It is my belief that if the project goes ahead we will be adversely affected by it in many ways. Aside from substantial impact on the value of my property, it will we believe generate very significant noise, dust, and other environmental pollution. In addition to that and the visual impact, we are greatly concerned by the proposed hours of operation 5am -7pm six days a week contrary to General Plan Policy N-5.2.

Specifically, the peculiar presence of an industrial processing facility largely surrounded by residential areas will be disruptive and have myriad significant environmental consequences on nearby residents, including:

- Particulate emissions from demolition and leveling on mountain side as well as from operation of crushing and grinding and material handling equipment outdoors.

- Noise from explosive blasting during construction phase and then the operation phase of crushing and associated equipment on site.
- Operating hours of 5:00 AM - 7:00 PM, 6 days a week contrary to General Plan Policy N-5.2.
- Noise and dust from fully loaded trucks entering and leaving site through Mesa Rock Road, Center City Parkway and the Deer Spring overpass.
- Community is burdened with monitoring and reporting violations including gas emissions, noise, dust, or truck loads in and out. Monitoring equipment not included in project.
- Excessive grading of an iconic hill and rock known by residents with affection as Bear Rock.
- A facility to be perched on high level grade in view of over 6100 residents.

It is inappropriate for the County to base proposed findings supporting the Proposed Exemption on technical reports, many of which are five to ten years old and do not reflect existing baseline conditions, and others which are explicitly drafts or preliminary in nature. The alleged findings of these unreliable reports do not support the necessary findings for the Proposed Exemption. Moreover, many of the technical reports speciously base their analysis on how the Applicant says it will operate the Project instead of the maximum physical uses, thereby violating CEQA's mandate that the worst-case scenario be used to assess a project's foreseeable environmental impacts and wrongly allowing the reports to minimize the Project's impacts. An EIR is needed to ensure that these concerns are addressed and so there is public transparency for this highly-controversial project.

In summary, I object to the Project and believe that if it were to proceed it would have very substantial negative impact on our residential amenity, health, and general wellbeing. I ask you to convey my concerns listed above and my opposition of the project to PDS Director Mark Wardlaw.

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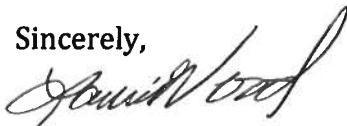
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