

Comment Letter O3

ECCHO  
Escondido Country Club Homeowners Association

January 26, 2017

JUL 07 2017

Bill Martin, Principal Planner  
City of Escondido  
201 North Broadway  
Escondido, CA 92025

RE: PROPOSED SPECIFIC PLAN

Dear Mr. Martin:

On November 30, 2016, Mike Strong of your Department issued a Comment Letter regarding the proposed Villages Specific Plan.

Attached is a White Paper which addresses many of the issues raised in the Comment Letter. It also sets forth the history of land use and planning principles applied in past project approvals in the Country Club neighborhood, thereby establishing the context in which the staff, the Planning Commission and the City Council shall consider the proposed project.

Please include the White Paper in the public record and consider its terms in the course of reviewing the subject project. We look forward to full participation in the public comment and review process. Toward the end that we will be fully informed, please send all notices and documents regarding this project to the undersigned at the addresses, both e-mail and post office, in the letterhead.

Sincerely,

*Mike Slater*  
Mike Slater,  
President, ECCHO  
mslater.2014@cox.net

1026 W. El Norte Parkway, PMB 222  
Escondido, CA 92026  
Email: [ECCHO.info@gmail.com](mailto:ECCHO.info@gmail.com)

O3-1

## Response to Comment Letter O3

**Escondido Country Club Homeowners' Association  
(ECCHO)  
Mike Slater  
January 26, 2017**

O3-1 The white paper, in its entirety, will be included in the staff report to the decision-making bodies. Potential land use conflicts or incompatibilities are typically the result of environmental effects, such as the generation of noise or air emissions resulting from grading activities or operations or increased traffic on area roadways. Land use conflicts during both Project construction and operation are addressed in the Final Environmental Impact Report. The commenter is also referred to Sections 2.1 through 3.2.2 in the Environmental Impact Report for detailed analysis of other environmental impacts, including those associated with aesthetics, agricultural resources, air quality, cultural resources, hazardous materials, hydrology and water quality, noise, public services and utilities, and transportation and circulation.

This comment will be included in the Final Environmental Impact Report for review and consideration by the decision makers prior to a final decision on the Project. The City of Escondido acknowledges the commenter's request for notices and will provide.

INTENTIONALLY LEFT BLANK