

David Sibbet, Planning Manager

County of San Diego- Planning and Development Services

Mr. Sibbet:

I am Owen R. McCoy, a resident of Woodridge area, just north of the now defunct Escondido Country Club, situated above the uppermost section of Golden Circle Drive, off of Barbara Drive. The planned development of the Country Club Golf Course has begun, which will bring 360 or so homes into the area, with it's huge growth of traffic and congestion.

Today, the mail delivery brought this alarming news of a proposed 139 acre industrial site to be built on the hill above my and 135 other homeowners residences. I must admit I am not familiar with all the requirements of Environmental Impact Studies, Proposed Exemptions, CEQA mandates and other items in the letter. However, when looking out my kitchen window, one concern is easily seen.

Resting on the hilltop near where "Bear Rock" is situated, and on a huge amount of the slopes below the hilltop are countless numbers of large rocks, just waiting for some disturbance (dynamiting?) to come bounding down the hillside into our retirement community. Small rocks, refrigerator size, up to huge boulders the size of a city bus, could come down and literally crush our homes and our lives. Certainly, a magnitude 6 or 7 earthquake could conceivably do the same thing, but it seems ridiculous to tempt fate.

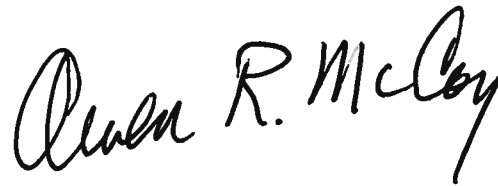
The proposed concrete crushing facility would also produce noise (5:00 AM to 7:00 PM??) which would destroy our quiet style of life. Additionally, since the law of gravity would ensure that dust and dirt from this facility would roll down into our homes, my life would be terrible since I am married to a clean freak wife, who would be dusting several times a day!

Now, let me reflect on the financial impact on us homeowners. This industrial site is going to have a huge effect on the resale values of our homes. Who is going to pay good money to buy a home awash in dirt, dust and noise, with the fear of a

runaway rock coming down and destroying a home? This, paired with the reduction of home value due to the addition of the 360 or so homes on the golf course, will be devastating to us.

I urge the Planning and Development Services Department to seriously reconsider this development.

Owen R. McCoy
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A handwritten signature in black ink that reads "Owen R. McCoy". The signature is written in a cursive style with a large, looped initial "O".

Date: _____

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

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

Dear Mr. Sibbet:

I live an area that will suffer significant impacts from the proposed North County Environmental Resources project (Project). 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. I am dismayed that the County, having determined in 2015 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.

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 limit their analysis to how the Applicant says it will operate the Project instead of analyzing the Project's maximum permitted use, thereby minimizing the Project's impacts by violating CEQA's mandate that a project's foreseeable environmental impacts be analyzed on its maximum use. An EIR is needed to ensure that these concerns are addressed and so there is public transparency for this highly-controversial project.

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.

I ask you to convey my concerns listed above and my opposition of the project to PDS Director Mark Wardlaw. I have listed some additional concerns on the reverse of this page.

Signed, Owen R McCoy
Print Name, Owen R. McCoy Address, 1727 DERRAL GLEN
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