



Memorandum

October 23, 2017

TO: Planning Commission members

FROM: Mike Strong, Assistant Planning Director

Handwritten initials "MDS" in blue ink, positioned to the right of the "FROM:" line.

SUBJ: Public Correspondences for the Villages – Escondido Country Club Project proposal

As you know, the City has been receiving a lot of communications regarding the Villages – Escondido Country Club Project proposal. This has been reflected in the Final EIR and the October 24, 2017 Planning Commission staff report, which has public comments attached.

The October 24, 2017 Planning Commission staff report was released on October 19, 2017. Since then, more communications have been delivered to the City. The purpose of this memorandum is to transmit this information to you as quickly as possible so that it can be reviewed and considered in association with your review and consideration of the Project proposal.

CC: Bill Martin, Community Development Director

Enc. Public Correspondences, dated October 19, 2017 to October 23, 2017 (11:30 am)

***Note: The enclosed communications will also be provided to the Commission at the Public Hearing as written communications. Additional communications may be included should the City receive additional correspondences between now and then.***

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**From:** Bernadette Bjork  
**Sent:** Thursday, October 19, 2017 8:37 AM  
**To:** Mike Strong  
**Subject:** FW: Contact Council (select recipient from drop-down list): Escondido Country Club Development

10/24/17 PC Meeting  
Agenda Item No. G.1  
SUB 16-0009

**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Wednesday, October 18, 2017 7:49 PM  
**To:** Sam Abed <sabed@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; John Masson <jmasson@escondido.org>  
**Subject:** Contact Council (select recipient from drop-down list): Escondido Country Club Development

jacob angelo  
[jacobangelo@gmail.com](mailto:jacobangelo@gmail.com)

Hello,

My name is Jacob Angelo and my family and I live in the Escondido Country Club. We will be at the public hearing on Tuesday to show our support for the currently proposed development by New Urban West (in it's entirety). I think the density and amenities being offered are acceptable and very much hope that we are able to approve and move forward with this plan. That said, while I certainly don't claim to understand the nuance and complication of the regulations and laws the city mus abide by, I ask that you don't just "cancel" the development of this property with NUWI if the the 392 home proposal is not approved. The New Urban West Plan is positive progress and I hope the city can somehow work with the developer and land owner to help secure movement on the property. I've been told that the Mayor has made comments in regards to not supporting such a "dense" development on this land, and that's fine. However, I hope his interest in the well being of the Country Club is then extended to reaching a compromise or pushing progress should this current plan be vetoed. I would hate to have everything reset back to 0 and extend this cold war with the land owner.

Jacob Angelo

## Mike Strong

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**From:** Bernadette Bjork  
**Sent:** Thursday, October 19, 2017 8:39 AM  
**To:** Mike Strong  
**Subject:** FW: Contact Council (select recipient from drop-down list): Escondido Country Club Development

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**From:** Michael Morasco  
**Sent:** Wednesday, October 18, 2017 8:46 PM  
**To:** Bernadette Bjork <bbjork@escondido.org>  
**Subject:** Fwd: Contact Council (select recipient from drop-down list): Escondido Country Club Development

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** <[noreply@www.escondido.org](mailto:noreply@www.escondido.org)>  
**Date:** October 18, 2017 at 7:49:26 PM PDT  
**To:** <[sabed@escondido.org](mailto:sabed@escondido.org)>, <[odiaz@escondido.org](mailto:odiaz@escondido.org)>, <[egallo@escondido.org](mailto:egallo@escondido.org)>, <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>, <[jmasson@escondido.org](mailto:jmasson@escondido.org)>  
**Subject:** Contact Council (select recipient from drop-down list): Escondido Country Club Development  
**Reply-To:** <[jacobangelo@gmail.com](mailto:jacobangelo@gmail.com)>

jacob angelo  
[jacobangelo@gmail.com](mailto:jacobangelo@gmail.com)

Hello,

My name is Jacob Angelo and my family and I live in the Escondido Country Club. We will be at the public hearing on Tuesday to show our support for the currently proposed development by New Urban West (in it's entirety). I think the density and amenities being offered are acceptable and very much hope that we are able to approve and move forward with this plan. That said, while I certainly don't claim to understand the nuance and complication of the regulations and laws the city mus abide by, I ask that you don't just "cancel" the development of this property with NUWI if the the 392 home proposal is not approved. The New Urban West Plan is positive progress and I hope the city can somehow work with the developer and land owner to help secure movement on the property. I've been told that the Mayor has made comments in regards to not supporting such a "dense" development on this land, and that's fine. However, I hope his interest in the well being of the Country Club is then extended to reaching a compromise or pushing progress should this current plan be vetoed. I would hate to have everything reset back to 0 and extend this cold war with the land owner.

Jacob Angelo

## Mike Strong

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**From:** Michael Slater <msslater.2014@cox.net>  
**Sent:** Thursday, October 19, 2017 11:30 AM  
**To:** Mike Strong  
**Cc:** Bill Martin; John Masson; Everett DeLano; Vivian Holland  
**Subject:** Fwd: Planning Department Meeting 10/24

Mike,

See email below. Would you be able to respond to Vivian Holland's request?

I am unable to answer her question.

Thanks,

Mike

----- Original Message -----

**From:** Vivian Holland <vivholland@usa.net>  
**To:** Mike Slater <msslater.2014@cox.net>  
**Date:** October 19, 2017 at 2:20 PM  
**Subject:** Planning Department Meeting 10/24

Hi Mike,

We have made a Power Point Presentation to show at both the Planning Department Meeting and the City Council Meeting they are going to hold on the decision of the Escondido Country Club Property.

Do you know if there will be the capability of showing it? The presentation is on a CD. It's very short - showing the rushing water and the location of the water going through our swale.

We can bring our computer to use if necessary.

Please let me know.

Thank you,  
Vivian Holland  
<vivholland@usa.net>  
760.743.8486

## Mike Strong

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**From:** noreply@www.escondido.org  
**Sent:** Thursday, October 19, 2017 8:38 PM  
**To:** Mike Strong  
**Subject:** [Website Feedback]: PC9:::The Villages; 23,250 Truck Trips!!!

Gary Erickson  
garyemasd@aol.com

Honorable Commissioners

Planning Commission

City of Escondido

While unspoken to in the Final Plans for the proposed project, earlier documentation of the referenced "infill" planned for Village 3 area from outside the project zone was stated as 180,000 cubic yards. This is calculated (based upon applicant's own data) to require some 23,250 one-way truck trips upon local streets to deliver the required amount of fill were this project to proceed as laid out!

This poses a potential traffic safety issue since this aspect of the project would take place over a concentrated period of time.

It is requested therefore, that any such transportation of this fill and other supplies/materials/equipment involving large vehicles be restricted from 2 lane streets in the area as a condition of issuing any building permits.

Respectfully requested,

Gary Erickson

2021 Via Alexandra

92026

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 6.1; WOW64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/43.0.2357.130 AOL/9.8 AOLBuild/4346.2019.US Safari/537.36  
REMOTE\_HOST: 68.7.161.7  
REMOTE\_ADDR: 68.7.161.7  
LOCAL\_ADDR: 10.255.2.55

## Mike Strong

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**From:** Bernadette Bjork  
**Sent:** Friday, October 20, 2017 8:50 AM  
**To:** Mike Strong  
**Subject:** FW: ECC EIR Report and Hearings

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**From:** Ed Gallo  
**Sent:** Thursday, October 19, 2017 5:18 PM  
**To:** Bernadette Bjork <bbjork@escondido.org>  
**Subject:** Fw: ECC EIR Report and Hearings

Ed Gallo

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**From:** [eagle2win@gmail.com](mailto:eagle2win@gmail.com) <[eagle2win@gmail.com](mailto:eagle2win@gmail.com)> on behalf of Rick Elkin <[Rick.Elkin@cox.net](mailto:Rick.Elkin@cox.net)>  
**Sent:** Thursday, October 19, 2017 2:44 PM  
**To:** Sam Abed; John Masson; Ed Gallo; Olga Diaz; Michael Morasco  
**Subject:** ECC EIR Report and Hearings

When reviewing the planning commission recommendations regarding the NUW "The Villages" redevelopment submission, please consider one of the tenets from the General Plan Review of 2012:

### **Neighborhood Maintenance & Preservation Policy 4.4**

In the design of both Rural designations and of Estate I single-family residential development, consideration should be given to public improvement standards **which allow for a more rural environment**, such as flexibility in street rights-of-way, **increased setbacks and pedestrian circulation systems such as trails or paths**, provided health and safety are not compromised.

"The Villages" plan is based on narrow economic considerations only and does not reflect the best interests of the existing community, or the future health and appeal of the Escondido Lifestyle Experience. infill projects are unique and must be scrutinized and refined to match and enhance the existing settled community. We are not dealing with a remote, vacant, or recently annexed property. We are talking about remodeling the backyards of hundreds of longtime residents and drastically altering the demographic of the neighborhood.

City planners have not seen enough diversity in design approaches at this point to make such a disruptive decision. The NUW plan is antithetical to the semi-rural, retirement community theme of the Country Club community. It is based on current demand for ready to build property in one of the countries hottest real

estate markets, which is not necessarily a proper environment for rational, reasoned and longterm decisions about community cohesion and economic and cultural stability. The current owner is forcing the builder to ask for density increases to justify his already outrageous per lot price. But who is to say this economic bubble won't burst next year? Then what?

Just because the golf course is gone doesn't mean the neighborhood has to undergo a total gender reassignment. In fact, Escondido needs, as an important element of it's overall demographic appeal, a thriving and attractive retirement enclave. "The Villages" plan would effectively destroy the integrity of the resort-style community that the golf course anchored.

Escondido residents rely on you to protect our neighborhoods from anything that would cause corrosion of our culture of community. You can get this right!

It will take much time, but I remind you, redevelopment of the former Osbrink Golf Course area also took over a decade, but patience paid off.

Please tell NUW and the property owner that you have much more creative and appropriate expectations for revitalizing one of our city's most prestigious neighborhoods, and reject their request to amend the General Plan.

Thank you for your attention to this vital Escondido community issue!

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Rick Elkin

760-877-1262

[rick.elkin@cox.net](mailto:rick.elkin@cox.net)

## Mike Strong

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**From:** noreply@www.escondido.org  
**Sent:** Saturday, October 21, 2017 10:24 AM  
**To:** Mike Strong  
**Subject:** [Website Feedback]: PC9:::The Villages; Why a SPA?

Gary Erickson  
garyemasd@aol.com

Honorable Commissioners

Planning Commission

City of Escondido

**Let me start with a comment about the process of getting communications to you.** We, the public, have been directed to a Planning Department portal to leave our messages. Fine. Our, at least my understanding given what's shown at that portal, was that they would be forwarded directly AND in a timely manner to each of you. It appears all such messages up to the EOB Thursday 10/19 were held up and are now buried/appended to the 395 pg Staff Report! I must voice STRONG objection to that method of handling YOUR communications from the public. Aside from trying to collect all feedback for a specific proposal, I have to question whether it provides reasonable time for your review in the decision making process on a major project such as this. Furthermore, the public/I have no idea how further message after that point in time will be handled! There has to be a better way for the public's input to be handled.

Reference: 1-White Paper; Country Club Land Use, Dated 1/25/17 (Source: ECCHO)

As I began to study this proposal I had to step back and ask myself WHY? Why is there a need to side-step the already existing General Plan guidelines and propose a SPA?

And then the answer became very obvious. It was right there in front of us already.....THE DEVELOPER AND OWNER HAVE A PROBLEM, ACTUALLY A COUPLE PROBLEMS!!! And what might they be???

**The first** is because the City has already granted Open Space Density Transfers to prior developers upon that property in prior years; there is over 50 acres that have to be maintained for that purpose (see Ref 1). Can't be built upon which would open themselves up to a can of worms and perhaps a legal challenge and costly ongoing litigation. Hmmmmmmm What to do?

Develop a plan to "take" those same acres designated for that purpose and use their equivalent area for their own specific purpose to justify a substantial increase in the number of the otherwise allowable building units. Who's going to know the difference? Who's going to take issue even if someone's light goes on? The Planning Department can't figure out what that means and remains silent on the question to date, and in their Staff Report are passing the buck to you for digestion. So let's steamroller ahead!

The next issue became how to deal with the maintenance question for the long-term. Turn that over to the City. Failing that, the answer was to lay that burden upon the new residents which would move onto the property and at the same time market it as a benefit to wet the City's approval appetite.

That led to the issue of how to figure out a plan on how to market those new units with that aspect built in. Well, that became obvious also. "Revitalize" the abandoned, dilapidated former club house and throw more amenities into the mix with equivalent new buildings for just those new residents to create a resort type community controlled by an HOA. Oh sure, surrounding residents in the existing community would be open to also use those, but that'll be controlled via Membership Fees (the amount has never been answered) which will control how popular and available that aspect will really be. Sounds good, but crafty!

**Additionally, there's the second problem to be dealt with.....**the question of how to maximize the investment to satisfy the landowner along with themselves, since it can be presumed one thrust is driving the other here. That turns into how to build as many units as possible. Well, by taking advantage of the Open Space usage grab, propose smaller lot sizes via a SPA, using those Open Space acres as an offset for overall "zoning equilibrium". Add a twist of "Villages" with unique themes to create another marketing/sales feature.

The next order of business became how to sell this project through the approval process. Easy, take all the hot buttons and repeat them over and over in the Specific Plan. For example....talk about the 48.9 Acres of Open Space the City and public will gain access to with the 29 Acres of Greenbelt buffer zones and encompassing 4 mini-parks and 4 miles of new trails to walk. Yep, say that 9 times in the document. But don't talk about the exterior permanent perimeter fence to keep out or severely limited access into that area.

Additionally the buffer zone can play several roles.....attempt to appease the adjacent property owners who will lose their backyard vista view onto the prior golf fairways with some "green" space, provide a calming space for the new Village residents, and provide another marketing feature to sell the City on "new" recreational space.

Spice in the many types of housing, over-whelmingly slanted to 2 story and condo vintages to fit those smaller than R-1-7 lot sizes, even though the predominance of existing neighborhood housing is single story homes on R-1-7 lots. Show surrounding housing pictures of 2 story homes, but don't call attention that those are mostly ones built into existing sloped lots.

Wrap the whole package into an Specific "Sales" Plan Amendment and drive it through the process. How can anyone not jump on board?

**NOT SO FAST!** Other plans exist to develop the same property with a much smaller number of housing units and environmental impact WITHIN the existing zoning code without the need for this magnitude of change. So it becomes a question of how much "fluff" is really needed and for whom? The existing community, long established with its own ambiance and quality of life, should have a strong say in what plan "fits" seamlessly into what started in the 60's as a General Plan.

**Given this, why didn't NUWI find a way to work WITH ECCHO to find a win/win solution?** Because after a single up-front meeting they didn't like what they were hearing! It wasn't going to allow them to shoot for maximum density and profits. So they headed off independently to go through the motions of soliciting community input to ramrod their own agenda.

The Village Center and amenities are nice to showcase, but realistically will never replace what existed previously around a golf club environment. It's unlikely to replace the social fabric of the overall neighborhood to what was. It may potentially create a new fabric within the new Villages enclave community, but that would take time to substantiate. The cost, however, is the probable doubling of the number of housing units that must be built to attain the developer's implied "financial stability" of all that "fluff". Bottom line to all that is a resulting set of "unique" Villages, uncharacteristic to what now exists in the area. One with marginal/

limited benefit to those living outside the Villages.

That brings one to the end of this roll-out. It should be clear what this is all about. This is not a plan that in the end blends, but stands in stark contrast to what surrounds it. It's built upon a shady, legally questionable foundation starting with the grabbing of Open Space Density Transfers and spirals from there.

We deserve better and should demand that before granting any approval to a proposal that ends up creating such contrast. Think of the neighborhood residents who will have to live next door to what goes in there along with the day to day, slightly less than significant environmental impacts, upon their lives.

Respectfully Submitted,

Gary Erickson

2021 Via Alexandra

92026

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 6.1; WOW64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/43.0.2357.130 AOL/9.8 AOLBuild/4346.2019.US Safari/537.36  
REMOTE\_HOST: 68.7.161.7  
REMOTE\_ADDR: 68.7.161.7  
LOCAL\_ADDR: 10.255.2.55

## Mike Strong

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**From:** Garyemasd@aol.com  
**Sent:** Saturday, October 21, 2017 1:24 PM  
**To:** Mike Strong  
**Subject:** Re: [Website Feedback]: PC9:::The Villages; Why a SPA?

Mike,

TY for your reply.

Yes, I did and do have an expectation that comments submitted through the Planning Commission's portal would be sent to them directly and at that point, having not been told otherwise on the portal. Not intercepted and bundled and then appended to someone else's report. It is public comment for the Commissioners, not staff comment, and I expected it to be treated independently.

So, while I appreciate you comments, I think you'll agree that loading the Commissioners with over 2200 pgs of documentation within approximately 10 days of their meeting is overkill and an unrealistic expectation upon them to be fully prepared and put into proper context any comments received at the hearing. [It's almost like Congresswoman Pelosi's famous comment on Obamacare when that came up for vote, "Don't worry about reading all of it; there'll be time for that later!".]

Further, Mike, if you have a personal comment 'wearing your public hat' placed somewhere within those numbing pages, what would your expectation be? It's not like the Commissioners have been working this for months like your department. And the pressure upon them to expeditiously move this along with a tentative Council hearing date already on the table doesn't ease the issue!

I can also appreciate the Commissioner's side of the question in not having a steady stream of correspondence flow into their in-box relating to several open projects under the current process and having to sort that out.

So here's an idea for your consideration, since I'm not one to point out issues without trying to help being part of a solution.

On the Planning Commissioner's portal on your department's web site as part of the initial "tagging" of comments, have the list of active projects listed in a drop-down menu that the inputer must choose one from. (The list is already on the computer.) This is a common feature in many public company's customer service web site to choose a topic area. This would then categorize the Public's comments into an appropriate "project bucket" for ease management and recall when the Commissioner want to read and take up the matter. That also allows spreading the feedback over some time without a big "dump", of at least public comments, as is this case.

And I yours.

And I plan to.

You do the same.

My best,  
Gary

In a message dated 10/21/2017 10:47:18 A.M. Pacific Daylight Time, mstrong@escondido.org writes:

Thanks for your comments.

All correspondences are being shared with the commission in advance of the meeting. Anything received after print production will be shared with the commission under written communications at the meeting.

I am sorry if you feel like your comments are buried. There are many comments to be shared, and some individuals have shared many correspondences.

Thank you for your comments. And please join us on Tuesday for the hearing.

Have a good weekend.

Mike

Sent from my iPhone

On Oct 21, 2017, at 10:23 AM, "[noreply@www.escondido.org](mailto:noreply@www.escondido.org)" <[noreply@www.escondido.org](mailto:noreply@www.escondido.org)> wrote:

Gary Erickson  
[garvemasd@aol.com](mailto:garvemasd@aol.com)

Honorable Commissioners

Planning Commission

City of Escondido

**Let me start with a comment about the process of getting communications to you.** We, the public, have been directed to a Planning Department portal to leave our messages. Fine. Our, at least my understanding given what's shown at that portal, was that they would be forwarded directly AND in a timely manner to each of you. It appears all such messages up to the EOB Thursday 10/19 were held up and are now buried/appended to the 395 pg Staff Report! I must voice STRONG objection to that method of handling YOUR communications from the public. Aside from trying to collect all feedback for a specific proposal, I have to question whether it provides reasonable time for your review in the decision making process on a major project such as this. Furthermore, the public/I have no idea how further message after that point in time will be handled! There has to be a better way for the public's input to be handled.

## Mike Strong

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**From:** Michael Slater <[m Slater.2014@cox.net](mailto:m Slater.2014@cox.net)>  
**Sent:** Sunday, October 22, 2017 11:21 AM  
**To:** John Masson  
**Cc:** Mike Strong; Bill Martin  
**Subject:** Fwd: Re: FB

John,

See email below I sent to the Board members this morning. They recommended I forward it to you and the PC. I Cc'd Mike Strong and Bill Martin who I hope will take notice of the type of problems the owner/developer create for the community and inform the Planning Commissioners.

Thanks,

Mike

On Oct 22, 2017, at 10:30 AM, Michael Slater <[m Slater.2014@cox.net](mailto:m Slater.2014@cox.net)> wrote:

Morning,

Crystal showed me on our FB a posting under Rick Elkin's video - then comments that said Schlesinger is paying students to get to the PC hearing early to hold seats so we can't sit there. Does anyone know this person, Mary Bagmaker?

Mike

## Mike Strong

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**From:** noreply@www.escondido.org  
**Sent:** Sunday, October 22, 2017 3:02 PM  
**To:** Mike Strong  
**Subject:** [Website Feedback]: PC10:::The Villages; Financial Stability?

Gary Erickson  
garyemasd@aol.com

Honorable Commissioners

Planning Commission

City of Escondido

The Developer, New Urban West Inc., has stated in their Specific Plan that they must have the stated number of units to reach a "financially stable base" for the project. Whatever that means; and without being substantiated, it's just more fodder in this proposal!

Is it not appropriate and within your power to request the Developer support this position with detailed financial documents for the applied for number of units and any other projected levels they analyzed in their preparations? This is in light of their specific request to seek a higher build density than that currently existing (ie. smaller than current zoning code sized lots) which will substantially change the existing character of the area.

Such information can then help assess what the rate of return on invested capital for both the developer and the landowner is shown as and compared to reasonable rates of return for such projects. An excessive rate of return will come at the expense of the tranquility and quality of life of the surrounding neighborhood.

Your call!

Respectfully requested,

Gary Erickson

2021 Via Alexandra

92026

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 6.1; WOW64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/43.0.2357.130 AOL/9.8 AOLBuild/4346.2019.US Safari/537.36

REMOTE\_HOST: 68.7.161.7

REMOTE\_ADDR: 68.7.161.7

LOCAL\_ADDR: 10.255.2.55

## Mike Strong

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**From:** Bill Martin  
**Sent:** Sunday, October 22, 2017 7:57 PM  
**To:** Mike Strong  
**Subject:** Fwd: Contact Executive Staff - Planning: Opposition to Country Club plan

Sent from my iPad

Begin forwarded message:

**From:** <[noreply@www.escondido.org](mailto:noreply@www.escondido.org)>  
**Date:** October 20, 2017 at 11:21:05 PM PDT  
**To:** <[bmartin@escondido.org](mailto:bmartin@escondido.org)>  
**Subject:** Contact Executive Staff - Planning: Opposition to Country Club plan  
**Reply-To:** <[suebuehler1@att.net](mailto:suebuehler1@att.net)>

Susan Buehler  
[suebuehler1@att.net](mailto:suebuehler1@att.net)

I've written before regarding my extreme opposition to the NUW 392 plan. Once more I urge you to give a no go recommendation on the project. I just can't fathom any other decision. Forget what's on paper, forget the pretty illustrations and do the right thing. Do not let the Country Club Drive neighborhood perish under high density dwelling units and the added traffic congestion and burden to local schools, not to mention the historical character of the area. Instead why not drive by the area during peak morning or evening traffic or look at videos on facebook of the traffic backups. It's a regular occurrence. Three large developments are already bringing more congestion to our Country Club Dr. and schools. There's no way adding 392 more units with autos can be properly mitigated. Do not agree with a property owner and his NUW puppets that want more than a fair profit. I am hoping your commission has not been bullied or threatened, but I would not be surprised. Don't be pressured to make a bad decision that could eventually affect all of northwest Escondido. Remember, voters rejected the owners first high density plan. Encourage the commission to honor those votes.

Thank you,

Mrs. Susan Buehler

1788 Pinehurst Ave.

Escondido, 92026

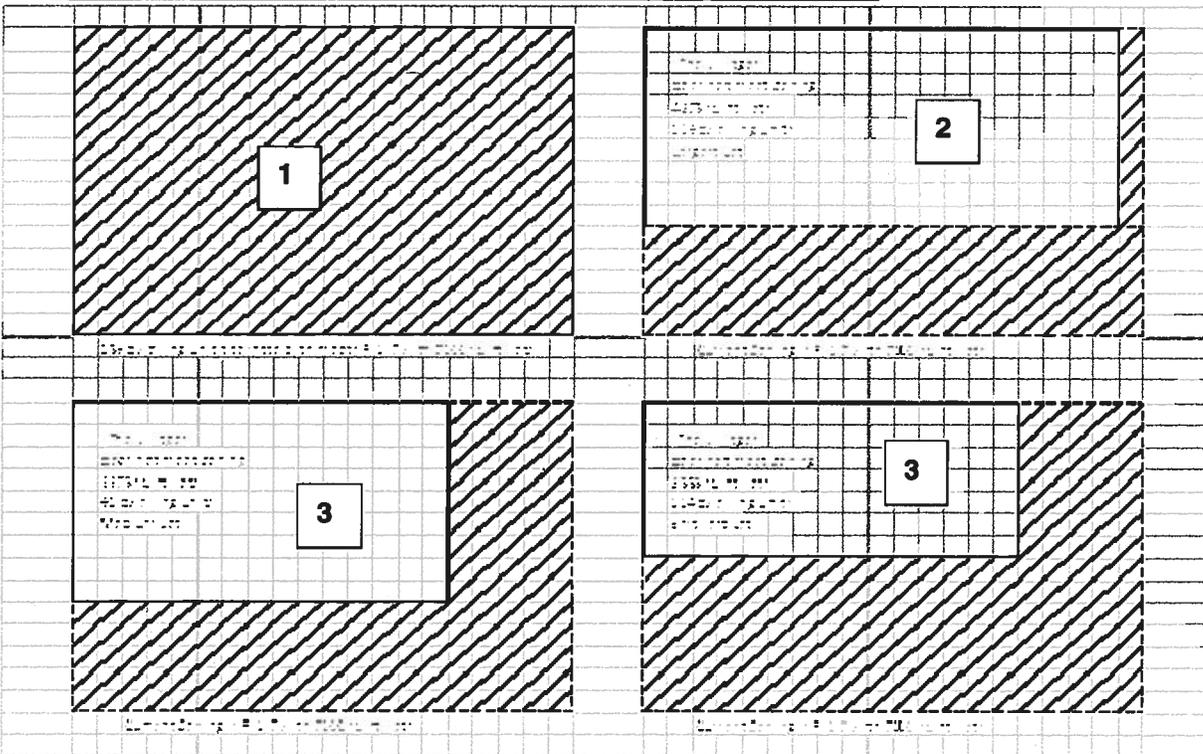
HTTP\_USER\_AGENT: Mozilla/5.0 (Linux; Android 5.0.2; SM-T530NU Build/LRX22G)  
AppleWebKit/537.36 (KHTML, like Gecko) Chrome/61.0.3163.98 Safari/537.36  
REMOTE\_HOST: 76.216.175.112

REMOTE\_ADDR: 76.216.175.112  
LOCAL\_ADDR: 10.255.2.55

**Mike Strong**

**From:** Jerry Swadley <swadley1@cox.net>  
**Sent:** Sunday, October 22, 2017 11:03 PM  
**To:** Ed Gallo; John Masson; Michael Morasco; Olga Diaz; Sam Abed  
**Cc:** Bill Martin; Jeffrey Epp; Kristin Blackson; Mike Strong; Michael McGuinness; Betty Ferrell; Jack Hall; Katey Hoehn; Kathie Taylor; Mike Rousseau; Mike Slater; Pat Hunter; Robert Crowe  
**Subject:** "The Villages" Final EIR  
**Attachments:** image002.emz; image009.emz; image011.emz; image013.emz

The **Environmental Impact Report states** in the summary that the **Alternatives are Environmentally Superior** to "The Villages" specific plan.



The diagrams above show how much smaller lots 2, 3 & 4 would be in "The Villages" compared to the current lots in the ECC neighborhood and future lots 1 meeting R-1-7 requirements "The Villages" extremely small lots will not fit into the character of our existing ECC community

**I Challenge and Contest the last summary paragraph in the EIR:**

Environmentally Superior Alternatives would not meet Project objectives 3, 5, and 6 and would only partially achieve Project objectives 2, 4, 7, and 8. (I COULD NOT FIND A STATEMENT THAT "THE VILLAGES" DOES NOT MEET OR ONLY PARTIALLY MEETS THE ALTERNATIVE'S HISTORICAL OBJECTIVES STATED IN THE GENERAL PLAN AND CURRENT R-1-7 ZONING REQUIREMENTS WHICH ARE TO DO THE RIGHT THING FOR THE CITY AND OUR COMMUNITY)

Councilmembers,

This is a "blatantly unfair, incomplete, biased and untrue" manipulation of the facts. NUWI provided "their" objectives

In "The Villages" specific plan and then state YES in the EIR that their project meets those objectives. Of course the alternatives might not or only partially meet NUWI objectives when the alternative submitters weren't even privy to them. The alternatives should be evaluated against the City's objectives outlined in the R-1-7 zoning requirements, general plan and the City Councils unanimous objective that the ECC property should not be developed at all. "The Villages" is an Environmentally INFERIOR plan for the ECC property and must not be approved. If the City wants to make their decision on other objectives, then they should be clearly stated (by the City and not by NUWI) and all interested parties with development plans be judged against the City's zoning, general plan, and objectives for what is best for the City and our community. In that regard the Alternatives do meet the project objectives and "The Villages" does not, not even partially.

Please don't let the existing residents down! The City Council led us down the road of zero development unanimously, but the residents are willing to compromise on a plan that meets the legal ruling of the CA Superior Court. Approval of "The Villages" overcrowded plan would be a huge slap in our face. Thank you and we'll follow, but you must lead!,

Jerry Swadley

1959 David Drive  
Escondido, CA 92026  
(760) 294-8670 Home  
(760) 703-9991 Cell  
Swadley1@cox.net

## Mike Strong

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**From:** Bernadette Bjork  
**Sent:** Monday, October 23, 2017 9:14 AM  
**To:** Mike Strong  
**Subject:** FW: ECC-1::The Villages; Robo Feedback

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**From:** Ed Gallo  
**Sent:** Monday, October 23, 2017 8:30 AM  
**To:** Bernadette Bjork <bbjork@escondido.org>  
**Subject:** Fw: ECC-1::The Villages; Robo Feedback

Ed Gallo

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**From:** [Garyemasd@aol.com](mailto:Garyemasd@aol.com) <[Garyemasd@aol.com](mailto:Garyemasd@aol.com)>  
**Sent:** Monday, October 23, 2017 7:32 AM  
**To:** Sam Abed; John Masson; Ed Gallo; Michael Morasco; Olga Diaz  
**Cc:** [m Slater.2014@cox.net](mailto:m Slater.2014@cox.net)  
**Subject:** ECC-1::The Villages; Robo Feedback

Honorable Councilmen,

This is **NOT** one of the many Robo messages you are receiving from Facebook and other social media sites pushing for the passage of this proposal!

This is **NOT** from NUWI as those are.

This is **NOT** one of those slick messages from a professional public relations/marketing firm contracted by Schlessinger as those are.

This is **NOT** like those that carry no legitimate individual name or address.

This **IS** from one of your constituents who requests you to reject this outrageous proposal for our fair city. NUWI along with the landowner are trying to create their own enclave city within a city at the expense and detriment of the long established, surrounding neighborhood. The voters have already defeated a similar development grab proposal, Prop H, in 2014. The way is clear.....

Remember, it is not the responsibility of the community, nor the City, to change the Zoning so that more residential units can be built along with amenities to market those homes nor to stuff the greedy pockets of NUWI and the landowner!

**Vote NO!** on this proposal when it comes before the council in the coming weeks. **Can we count on your support and NO vote?**

Respectfully requested,  
Gary Erickson  
2021 Via Alexandra  
92026

## **Mike Strong**

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**From:** Everett Delano <everett@delanoanddelano.com>  
**Sent:** Monday, October 23, 2017 9:20 AM  
**To:** Mike Strong; Bill Martin  
**Subject:** Planning Commission hearing re Escondido Country Club project and EIR  
**Attachments:** CCF10232017.pdf

Please forward the attached to Commission members for their consideration at tomorrow's meeting.

Please confirm receipt.

Thank you,

Everett DeLano  
*DeLano & DeLano*  
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Escondido, CA 92025  
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# DELANO & DELANO

October 23, 2017

VIA E-MAIL

Planning Commission  
City of Escondido  
201 North Broadway  
Escondido, CA 92025

Re: THE VILLAGES – ESCONDIDO COUNTRY CLUB – ENV 16-0010; SUB 16-0009 (SCH #2017011060)

Dear Members of the Planning Commission:

This letter is submitted on behalf of Escondido Country Club Homeowners Organization (“ECCHO”) in connection with the proposed Escondido Country Club, the Villages project (“Project”) and Final EIR (“EIR”).

I. The Project Should be Denied

As several comments have noted, the Project should be denied. The proposed findings fail to demonstrate compliance with land use requirements, and are insufficient in numerous respects. Among other things, the Project violates several relevant provisions of the City’s General Plan, including:

- Quality of Life Standards 1 and 4.
- Land Use and Community Form Policies 1.1, 2.4, 3.9, 4.3, 5.10, and 6.3.
- Community Character Policies 1.1 and 1.6.
- Residential Clustering Policies 5.2, 5.3, 5.4, 5.6, 5.9, and 5.10.
- Specific Planning Area Policies 11.2, 11.3, 11.4 and 11.5.
- General Plan Review and Amendment Policy 17.6.
- Mobility and Infrastructure Policies 2.1, 3.2, 3.3, 3.5, 3.10, 4.2, 4.3, 6.1, 7.7, 7.8, 9.3, and 14.6.
- Air Quality and Climate Protection Policies 7.2, 7.3, and 7.5.
- Community Protection Policies 5.1 through 5.10.
- Resource Conservation Policies 1.6, 1.8, 3.2 3.3 and 7.2.

The Project will also lead to violations of voter-passed Proposition S.

State law provides that a city must deny a tentative map where the project is inconsistent with the general plan, where the site is not physically suited for the proposed

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type of development, and/or where the proposed improvements are likely to cause environmental or health impacts. Gov. Code § 66474. In this instance, all three factors apply. Furthermore, the Project violates Municipal Code requirements for the approval of tentative maps, including Sections 32.203(A), 32.209.01(A), and 32.209.01(B)(3).

## II. The EIR is Inadequate

My August 18, 2017 letter (copy attached), as well as several letters from other parties, noted several inadequacies and failings of the EIR. The City's responses to these comments do not provide the "good faith, reasoned analysis" required by CEQA. CEQA Guidelines § 15088(c). For example:

- My letter noted the DEIR listed the first objective of the Project was to "[e]liminate the blighted condition of the current Project site," observed that the owner was responsible for the Site's conditions, and cautioned that the "City should not utilize the Project as a way to clean up the Site when the owner already has existing obligations to do so." In response, the City asserted: "The applicant is not responsible for the current state of the Project site." EIR at RTC-02-2 (emphasis added). But my comment said nothing about the applicant. The City's response entirely ignores both the property maintenance and graffiti prevention requirements of the Municipal Code. Among other things, Municipal Code Section 6-484(b) provides: "It is unlawful for any responsible person to ... allow or maintain ... [b]uildings which are abandoned ... or [b]uilding exteriors, walls, fences, patios, driveways, or walkways which are cracked, broken, defective, deteriorated or in disrepair." And Municipal Code Section 17.122(b) provides: "It is unlawful for any person owning or otherwise in control of any real property within the city to permit or allow any graffiti ... to remain on any vehicle or structure ...."
- My letter noted the Project's inconsistency with several requirements for Transportation Demand Management, including General Plan Air Quality and Climate Protection requirements and Mobility and Infrastructure requirements. In response, the City asserted the Project would "include bus stop pads that will accommodate future bus shelters and benches: ...." EIR at RTC-02-60. However, this is insufficient to accomplish the obligations in the General Plan. Indeed, an August 11, 2017 letter from SANDAG identified several TDM strategies the Project should, but does not, incorporate.
- A biologist who inspected the site commented on the failure of the Biological Technical Report to adequately characterize San Marcos Creek. In response, the City stated: "The comment states San Marcos Creek crosses the Project site. This is incorrect." EIR at RTC-02-118. Yet the proposed findings acknowledge: "The main topographic feature of the Project site is San Marcos Creek, which flows from northeast to southwest through the former golf course via a combination of natural and man-made concrete channels ...." Staff Report at 68.

Additionally, my August 18, 2017 letter noted the DEIR's failure to adequately define the reduced density alternatives, observing it was the City who decided numerous features associated with the Project would not be provided by the reduced density alternatives. On October 4, 2017, I submitted a letter and draft conceptual master plan for 158 units that included these features (copy attached). The staff report labels this plan as "another alternative." Staff Report at 49. But my October 4, 2017 letter very clearly noted it was a follow-up to my August 18, 2017 letter, demonstrating that such features should not have been excluded from the alternatives considered in the EIR.

III. Conclusion

Accordingly, ECCHO urges you to reject the Project and EIR. Thank you for your consideration of these concerns.

Sincerely,



Everett DeLano

Enclosures:

1. August 18, 2017 letter.
2. October 4, 2017 letter.



# DELANO & DELANO

August 18, 2017

VIA E-MAIL

Kristin Blackson  
Contract Planner  
City of Escondido  
201 North Broadway  
Escondido, CA 92025

Re: THE VILLAGES – ESCONDIDO COUNTRY CLUB – ENV 16-0010; SUB 16-0009 (SCH #2017011060)

Dear City of Escondido:

This letter is submitted on behalf of Escondido Country Club Homeowners Organization (“ECCHO”) in connection with the proposed Escondido Country Club, the Villages project (“Project”) and Draft EIR (“DEIR”).

I. Introduction

The California Environmental Quality Act (“CEQA”), Pub. Res. Code §§ 21000 – 21177, must be interpreted “so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.” *Friends of Mammoth v. Board of Supervisors* (1972) 8 Cal. App. 3d 247, 259. If an EIR fails to provide agency decision-makers and the public with all relevant information regarding a project that is necessary for informed decision-making and informed public participation, the EIR is legally deficient and the agency’s decision must be set aside. *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal. App. 3d 692, 712. An EIR is “aptly described as the ‘heart of CEQA’”; its purpose is to inform the public and its responsible officials of the environmental consequences before they are made. *Laurel Heights Improvement Assoc. v. University of California* (1988) 47 Cal.3d 376; 392.

II. The DEIR’s Discussion of the Project and Existing Conditions is Deficient

The DEIR’s discussion of the Project and existing conditions is insufficient. “The adequacy of an EIR’s project description is closely linked to the adequacy of the EIR’s analysis of the project’s environmental effects. If the description is inadequate because it fails to discuss the complete project, the environmental analysis will probably reflect the

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same mistake.” *Dry Creek Citizens Coalition v. County of Tulare* (1999) 70 Cal.App.4<sup>th</sup> 20, 31 – 32. The DEIR fails to provide an adequate description.

- The DEIR identifies the first objective of the Project as: “Eliminate the blighted condition of the current Project site and abate hazards to public health and safety.” DEIR at 1-1. But the current condition of the Site is a direct result of the actions and inactions of the owner. In fact, the owner was cited for violations and a failure to adequately maintain the property. The City should not utilize the Project as a way to clean up the Site when the owner already has existing obligations to do so.
- There are several properties that have encroached over the years onto the Site. Some of these encroachments are somewhat visible if one looks carefully at DEIR Figure 1-5. Because nothing was done to prevent these encroachments within the applicable time period, the property owners have developed rights associated with such encroachment. *See e.g., Windsor Pacific, LLC v. Samwood Co.* (2013) 213 Cal.App.4<sup>th</sup> 263, 270; *Aaron v. Dunham* (2006) 137 Cal.App.4<sup>th</sup> 1244, 1252. The DEIR should address these existing conditions, as well as discuss how these encroachments will be handled if the Project is developed, in order to ensure the protection of the rights of these parties.
- The DEIR mentions several Project features, including a restaurant and bar, community farm, banquet facilities and event courtyard, “Village Green,” and convenience grocery store. DEIR at 1-3 to 1-4. These are all listed under the heading of “Open Space System.” *Id.* at 1-3. However, it is unclear which, if any, of these many features would be located within the “Open Space System,” and the Site Plan does not provide any further information regarding this. DEIR Figure 1-1 to 1-4. Indeed, none of these features are identified either in the “Open Space System” or “Village Center” portion of the Site Plan. *Id.* Nor is there any specificity of discussion about what these various features would provide, or how such elements as a community farm, banquet facilities and courtyard, or a “Village Green with a small concert/performance facility” would be funded to ensure their continuing operation. DEIR at 1-4. In fact, none of these various features are discussed in the “Construction and Phasing” portion. DEIR at 1-8 to 1-9. These features are shown on page 21 of the draft Villages Specific Plan available on the City’s website; however, a notation at the top specifically identifies the map as “illustrative.” There is no assurance some or all of these features would actually be constructed.

### III. The DEIR’s Discussion of Project Impacts is Deficient

The DEIR fails to adequately analyze impacts to air quality.

- The Project likely would have concurrent operational and construction emissions, yet the DEIR fails to analyze their combined emissions.
- The DEIR inappropriately relies upon studies conducted in the mid-1970’s without updating the analysis. DEIR at 2.1-20.

- The DEIR fails to account for emissions associated with energy production. DEIR at 2.1-21.

The DEIR fails to adequately analyze impacts to biological resources.

- The Project will negatively impact on-site habitat, blue-line water courses, and other biological resources. See the attached comments from Vince Scheidt.
- Two BMPs will not address the 100-year, 6-hour peak flow detention requirements. DEIR at 3.1.4-6. The DEIR fails to adequately analyze the impacts associated with this condition, including potential flooding impacts.

The DEIR fails to adequately analyze greenhouse gas emission impacts.

- The DEIR relies primarily upon measures adopted by the State in order to meet its goals. But as the California Supreme Court has noted, such reliance is insufficient to ensure compliance – “That a project is designed to meet high building efficiency and conservation standards, for example, does not establish that its greenhouse gas emissions from transportation activities lack significant impacts.” *Center for Biological Diversity v. Dept. of Fish and Wildlife* (2015) 62 Cal.4<sup>th</sup> 204, 229.
- The DEIR averages construction emissions over the life of the Project. DEIR at 2.4-34. Such emissions should be calculated as they will actually occur, not averaged over a longer period of time. See *Taxpayers for Accountable School Bond Spending v. San Diego Unified School Dist.* (2013) 215 Cal.App.4<sup>th</sup> 1013, 1049.
- The DEIR identifies several strategies “to expand infill development ....” DEIR at 2.4-39. But the Project is inconsistent with virtually every one of these strategies, and the DEIR fails to discuss these inconsistencies.
- The City’s General Plan lists several relevant Air Quality and Climate Protection policies. General Plan at VII-29 to 30. Yet the DEIR fails to address these requirements, and the Project fails to comply with them. For example, there are no requirements to support public transportation improvements, expand public transit networks, or update the city’s traffic signal synchronization plan.
- Indeed, there are also requirements for Transportation Demand Management strategies in the General Plan. General Plan at III-37 to 38. Yet the DEIR fails to address these requirements, and the Project fails to comply with them. For example, there are no requirements to improve transit access or support transit subsidies.
- On April 29, 2015, Governor Brown issued Executive Order B-30-15, which establishes a “new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030 ....” The DEIR does not address compliance with Executive Order B-30-15.

- Mitigation Measure M-GHG-1 purports to require the purchase and retirement of GHG “offsets [that] shall be real, permanent, quantifiable, verifiable, and enforceable.” DEIR at 2.4-41. But the DEIR provides no explanation or standards as to how such offsets will be achieved other than a vague reference to some undefined “approved methodology.” *Id. See Citizens for Responsible and Open Government v. City of Grand Terrace* (2008) 160 Cal.App.4<sup>th</sup> 1323, 1341 (no evidence of any measures that would ensure that the “standards would be effectively monitored and vigorously enforced”).

The DEIR fails to adequately analyze noise impacts.

- The DEIR inappropriately dismisses blasting noise as “temporary.” DEIR at 2.6-11. Likewise, it inappropriately averages noise impacts, such as from construction and special events. *Id.* at 2.6-12 and 2.6-26. But the temporary nature of a noise impact does not make it insignificant. *See Berkeley Keep Jets Over the Bay Comm. v. Board of Port Commissioners* (2001) 91 Cal.App.4<sup>th</sup> 1344, 1380 – 81.

The DEIR fails to adequately analyze traffic impacts.

- The DEIR fails to include an adequate study area. The freeway analysis included only one on-ramp/meter and the segment of I-15 from El Norte Parkway to State Route 78. DEIR at 2.7-29 to 30. Additional freeway segments and ramps should be analyzed.
- Two of the intersection turning movement counts were conducted during weeks with holidays – one on the Thursday following President’s Day, 2017 and one on the Wednesday following Labor Day, 2016. The Caltrans *Guide for the Preparation of Traffic Impact Studies* provides that counts should be conducted “during weeks not containing a holiday.”
- The Caltrans guide also says freeway segments should be analyzed using the procedures documented in the *Highway Capacity Manual* (HCM). The DEIR’s traffic analysis used a methodology that involves development of “volume/capacity” (V/C) ratios instead of determining traffic density, as required by the HCM method. The City’s General Plan requires measurement pursuant to the HCM method. General Plan at III-13; *see Endangered Habitats League v. County of Orange* (2005) 131 Cal.App.4<sup>th</sup> 777, 783 (agency must use HCM method where General Plan calls for doing so).
- The DEIR lacks analysis of construction traffic impacts.
- The DEIR acknowledges the obligations to improve transit, bicycling and pedestrian facilities. DEIR at 2.7-23. The City’s General Plan identifies several important policies for each. General Plan at III-34 to 37. However, the DEIR fails to address transit and pedestrian facilities requirements. And although the DEIR lists 19 objectives and actions related to bicycle facilities (DEIR at 2.7-24 to 25), the DEIR provides only a vague discussion about “[t]raffic calming measures” and “bike lanes” with no specificity as to how or

when any improvements would be provided. *Id.* at 2.7-25. Nor are any of the listed mitigation measures designed to address such requirements. *Id.* at 2.7-31 to 34.

The DEIR fails to adequately analyze land use, aesthetic, and community character impacts.

- The DEIR notes several relevant goals and policies from the Land Use and Community Form Element and the Resource Conservation Element. DEIR at 3.1.1-6 to 11. Likewise, the DEIR identifies several relevant Quality of Life Standards. *Id.* at 3.1.5-5 to 6. But the analysis fails to address the Project's inconsistency with these goals, policies, and standards. *Id.* at 3.1.1-11.
- The Project violates several relevant provisions of the City's General Plan, including the following:
  - Quality of Life Standard 1, as the Project does not ensure a minimum Level of Service "C."
  - Quality of Life Standard 4, as the DEIR elsewhere acknowledges.
  - Land Use and Community Form Policies 1.1 and 2.4, as it is inconsistent with the surrounding neighborhoods (the Project would not need a General Plan amendment if it were consistent).
  - Land Use and Community Form Policy 3.9, as it fails to "promote the use of alternative transportation options" or provide "[o]pportunities for residents to conduct routine errands close to their residences."
  - Land Use and Community Form Policy 4.3, as it fails to "promote walkability."
  - Land Use and Community Form Policy 5.10, as it will "significantly change the character of the surrounding area."
  - Land Use and Community Form Policy 6.3, as it fails to preserve the natural setting and minimize earth movement, preserve creeks and adjoining vegetation, or provide adequate buffers and separations from adjacent properties.
  - Mobility and Infrastructure Policy 2.1, as it fails to provide adequately for walking, biking and transit.
  - Mobility and Infrastructure Policies 3.2, 3.3, 3.5, and 3.10, as it fails to adequately provide for pedestrian facility improvements.
  - Mobility and Infrastructure Policies 4.2 and 4.3, as it fails to adequately provide for bicycle facility improvements.
  - Mobility and Infrastructure Policy 6.1, as it fails to provide any TDM measures.
  - Mobility and Infrastructure Policies 7.7, 7.8, and 9.3, as it fails to analyze traffic impacts as required.
  - Mobility and Infrastructure Policy 14.6, as it would not minimize alterations to natural land forms.
  - Community Protection Policies 5.1 through 5.10, as the Project would result in significant noise impacts.

- Resource Conservation Policies 1.6 and 1.8, as it would not adequately protect wetlands, riparian areas and natural areas.
- Resource Conservation Policies 3.2 and 3.3, as it would not avoid obstructing views and would significantly impact visual resources.
- Resource Conservation Policy 7.2, as it would result in greenhouse gas emissions impacts.
- The Project is inconsistent with the community character of the surrounding neighborhoods. Indeed, were it consistent, the Project would not need to amend the City's General Plan. The simulations further depict the lack of consistency. DEIR Figures 3.1.1-2 to -9.
- The DEIR fails to address the impacts associated with the substantial amount of cut and fill required by the Project.

The DEIR fails to adequately analyze growth inducing impacts.

- The DEIR acknowledges the Project will lead to growth inducement, but it fails to provide any analysis of the impacts associated with growth inducement. DEIR 1-14 to 16.

The DEIR fails to adequately analyze impacts to recreation.

- The EIR fails to analyze the impacts associated with the loss of recreational opportunities on the Project Site.

The DEIR fails to adequately analyze impacts to waters and drainages.

- The Project fails to ensure that on-site streams and drainages are allowed to remain open, choosing instead to place such flows under streets and other surfaces despite the many beneficial effects of "daylighting" water bodies.
- The DEIR acknowledges General Plan policies emphasizing the importance of protecting and restoring natural drainage systems. DEIR at 3.1.4-8 to 10. Yet the DEIR fails to discuss the Project in relation to these standards and requirements.
- Two BMPs will not address the 100-year, 6-hour peak flow detention requirements. DEIR at 3.1.4-6. The DEIR fails to adequately analyze the impacts associated with this condition, including potential flooding impacts.
- The DEIR fails to adequately discuss and analyze existing water courses on the Project Site.

The DEIR fails to adequately analyze impacts to public services and facilities.

- The DEIR acknowledges the City failed to meet the standard for police response times for Priority 2 calls. DEIR at 3.1.7-10. But it fails to address whether the Project would exacerbate this already failing condition. *See*

*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 718.

- The DEIR acknowledges the City's standards for library facilities. DEIR at 3.1.7-4. But it fails to provide analysis in relation to these standards. *Id.* at 3.1.7-12.

The DEIR fails to adequately analyze water supply impacts.

- There is an inadequate showing of water supply for the Project. The California Supreme Court recently identified three "principles for analytical adequacy under CEQA": (1) "CEQA's informational purposes are not satisfied by an EIR that simply ignores or assumes a solution to a problem of supplying water to a proposed land use project"; (2) "an adequate environmental impact analysis for a large project, to be built and occupied over a number of years, cannot be limited to the water supply for the first stage or the first few years"; and (3) "the future water supplies identified and analyzed must bear a likelihood of actually proving available .... An EIR for a land use project must address the impacts of likely future water sources, and the EIR's discussion must include a reasoned analysis of the circumstances affecting the likelihood of the water's availability." *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4<sup>th</sup> 412, 430 – 32 (emphasis in original) (citations omitted). The DEIR fails to comply with these mandates, particularly in light of recent severe water shortages throughout the State.

#### IV. The DEIR's Discussion of Alternatives is Deficient

The DEIR fails to adequately analyze alternatives.

- CEQA requires that an EIR "produce information sufficient to permit a reasonable choice of alternatives so far as environmental aspects are concerned." *San Bernardino Valley Audubon Society v. County of San Bernardino* (1984) 155 Cal.App.3d 738, 750 – 51. "Without meaningful analysis of alternatives in the EIR, neither the courts nor the public can fulfill their proper roles in the CEQA process." *Laurel Heights Improvement Assoc. v. University of California* (1988) 47 Cal.3d 376, 404. The DEIR fails to comply. Indeed, the DEIR reads more like a sales piece for the Project, than a true analysis of impacts and alternatives to reduce those impacts.
  - The DEIR acknowledges the 138-unit reduced density alternative is the environmentally superior alternative. DEIR at 4-19. CEQA's "substantive mandate" requires agencies to refrain from approving projects with significant effects where there are feasible mitigation measures or alternatives that can lessen or avoid those effects. *Mountain Lion Foundation v. Fish and Game Comm.* (1997) 16 Cal.4<sup>th</sup> 105, 134. "[T]he Legislature has [] declared it to be the policy of the state 'that public agencies should not approve projects as

proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects ....” *Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App.4th 587, 597 – 98 (citations omitted). The City should adopt a reduced density alternative, even if it would not meet the Project objectives fully. Such an alternative would more appropriately respect the existing community, as well as General Plan requirements.

- The DEIR claims the reduced density alternatives would not have several features. DEIR at 4-13 to -14. But there is no legitimate basis to reject the alternatives on these grounds, when it is the City itself that has decided the features would not be included.<sup>1</sup> The DEIR should discuss a reduced density alternative that provides features such as a landscaped greenbelt, trail, recreation facilities, banquet space, events lawn, community farm, transportation improvements, traffic calming, and a variety of housing opportunities. See DEIR at 4-18. The DEIR creates essentially a strawman by positing an alternative without these features, then quickly dismissing it as insufficient.
- The DEIR assumes that the reduced density alternatives would have essentially the same footprint, and therefore similar impacts. DEIR at 4-14 to -18. But there is no reason a reduced density alternative could not also significantly reduce its footprint, either by clustering or other mechanisms encouraged by the City’s General Plan and Municipal Code, thereby also reducing impacts in several areas, including impacts to biological resources, cultural resources, greenhouse gas emissions, air quality and noise. “[T]he discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.” CEQA Guidelines § 15126.6(b).
- The Project and its objectives are defined too narrowly, thereby resulting in a narrowing of the consideration of alternatives to the Project. *City of Santee v. County of San Diego* (1989) 214 Cal.App.3d 1438, 1455.

#### V. The Need to Recirculate

The DEIR is sufficiently lacking that the only way to fix these issues is to revise it and recirculate an adequate report.

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<sup>1</sup> The DEIR incorrectly claims the reduced density alternatives proposed by ECCHO did not include such features. DEIR at 4-13.

City of Escondido  
August 18, 2017  
Page 9 of 9

VI. Conclusion

For the foregoing reasons, ECCHO urges you to reject the Project and DEIR as drafted. Thank you for your consideration of these concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Everett DeLano', written over a horizontal line.

Everett DeLano

Enc.

# VINCENT N. SCHEIDT

## Biological Consultant

3158 Occidental Street • San Diego, CA • 92122-3205 • 858-457-3873 • 858-336-7106 cell • email: vince.scheidt@gmail.com

Mr. Everett DeLano, Esq.  
DeLano & DeLano  
104 W. Grand Ave., Suite C  
Escondido, CA 92025

August 16, 2017

**RE: Review of Helix Environmental Planning's Biological Technical Report and the EIR, Section 202 for The Villages - Escondido Country Club, dated June 2017**

Dear Everett:

In response to your recent request, we have reviewed the Environmental Impact Report (EIR) and Biological Technical Report (BTR) for The Villages - Escondido Country Club. The latter document, dated June 2017, provided most of the data and supporting analysis for the project, and was the focus of this review.

As you know, we completed a site visit and preliminary biology study of the Escondido Country Club site in May of 2013. The follow-up report described a large, open property with mature vegetation, several mapped U.S.G.S. "blue-line" streams crossing the site, and regulatory agency coordination/wetland permitting pursuant to the Clean Water Act 404/401 permits and a California Fish and Game Code Section 1600-Series Lake and Streambed Alteration Agreement. A copy of this 2013 report is attached.

Both the BTR and EIR contain significant inaccuracies. These are presented in annotated list form for ease of cross-reference and discussion:

### **BTR**

1. Sec. 1.0 The document makes reference to an approximately 110-acre project site. It makes no mention of any off site improvements as they would relate to biological resources. A discussion should have been an element of Section 1.0.
2. Sec. 1.1.2 The Project Description goes into excessive detail, inappropriate in an objective document, about the recreational amenities, the community farm supplying produce to the restaurant and the farm stand, and other changes to the land that have no bearing on biological resources. Suggests a pro-project bias.
3. Sec. 2.2 The General Biological Survey makes no mention of prior studies in 2016. At least one other comprehensive biology survey was completed in 2013 for this same applicant.
4. Sec. 2.5 The Survey Limitations section mentions that the 2016 drought year may have affected the vegetation composition of the site, but discusses this no further. The report fails to discuss the implications of this, particularly with respect to riparian vegetation, which likely had diminished from a natural state due to the protracted, multi-year drought.
5. Sec. 3.1 The Regional Context section mentions that the project is located within the boundaries of the draft Escondido Subarea Planning area, but does not discuss the implications of being within the approved and adopted Subregional MHCP Planning Area.
6. Sec. 3.2 This section mentions that surrounding land uses include residential development in all directions. It fails to mention that the property is less than 400 feet from expansive natural areas to the northwest. This omission has implications with respect to wildlife corridor function.

7. Sec. 3.5 The BTR lists seven vegetation communities. Three of these are not recognized by any authority, and, in fact, are not vegetation communities. These include "man-made earthen channel", "man-made concrete channel", and "man-made basin/pond". These would be more correctly categorized as Disturbed Wetland (Holland Code 11200). These channels and related water features carry San Marcos Creek, which drains to the Pacific Ocean. The report inaccurately categorizes these disturbed wetland habitat-types as "Uplands".
8. Sec. 3.5 The riparian habitats (Freshwater Marsh, Disturbed Wetland, and Non-Native Riparian) are all described as senescent or dead. This is attributed to the termination of artificial irrigation. No mention is made of the drought, and its impacts to wetland resources. The drought could certainly contribute to the temporary contraction of the wetlands on this site.
9. Sec. 3.5 Under the Disturbed Land category, the BTR describes over 100 acres of "...vegetative cover compris(ing) less than 10 percent of the surface area..." This is inaccurate - most of the open areas of the site would very likely qualify as Non-native Grassland (NNG - Holland Code 42200), which provides significant wildlife value, particularly to raptors and other open-land foragers. The classification of the NNG as Disturbed Land has major implications relating to mitigation requirements.
10. Sec. 4.1 The Sensitive Natural Communities section fails to mention that the 100+ acres of NNG on this site would be considered a sensitive natural community insofar as it supports raptor foraging, including foraging by sensitive species.
11. Sec. 4.3 This section states that "None of the special status animal species known to the region have a high potential to occur within the project site". This statement is untrue and misleading to the extent that the section contradicts itself. It reads that "Several...sensitive...bird species could potentially nest and/or forage over the site..." In fact, a number of sensitive raptors are anticipated to use this site on a regular basis, and likely nest onsite.
12. Sec. 4.3 The Raptor Foraging discussion is misleading. There is ample evidence that the site currently forms significant (not marginal) foraging habitat for both resident and migratory raptors, including known habitat for American Peregrine Falcon (*Falco peregrines anatum*), Zone-tailed Hawk (*Buteo albonotatus*), Osprey (*Pandion haliaetus*), Red-shouldered Hawk (*Buteo lineatus*), Cooper's Hawk (*Accipiter cooperii*), Red-tailed Hawk (*Buteo jamaicensis*), Great Horned Owl (*Bubo virginianus*), Barn Owl (*Tyto alba*), and likely many others. Several of these are Special-Status Species. The report further compares the 100-acre open grassland habitat on the subject site to the Daley Ranch Conservation Bank property to the east. These are very different in terms of vegetation for raptors, and do not make a relevant comparison.
13. Sec. 4.4 The Jurisdictional Waters and Wetlands discussion concludes that the onsite drainages are geographically isolated. This conflicts with a prior, accurate statement in the BTR that San Marcos Creek crosses the property. This conclusion of geographic isolation is apparently based on Helix's "information gathered so far". The report further concludes that the drainage features... "would not qualify as waters of the US as regulated by the USACE pursuant to CWA Section 404." This determination is incorrect. Because the project would significantly modify San Marcos Creek, a mapped U.S.G.S blue-line watercourse, regulation and permitting by the USACE under CWA Section 404 is assured. Blue-line watercourse mapping can be seen in my 2013 report as well as Figures 1 and 2, attached.
14. Sec. 4.4 Waters of the State discussion erroneously states that "The waters are all isolated". As stated above San Marcos Creek crosses the property, albeit in a modified form. This modification had not produced isolation. San Marcos Creek drains into Batiquitos Lagoon and the Pacific Ocean. San Marcos Creek is considered a tributary to navigable waters pursuant to 33 CFR 2.36 "...all waters within the United States tributary thereto..."
15. Sec. 4.5 The report states that "No known wildlife corridors or linkage areas are mapped as occurring on or in the immediate vicinity of the project site". Because no areas are mapped, the report concludes that the site does not support any wildlife corridors. This is untrue, and the conclusion is based solely on an inadequacy of analysis. A diversity of native wildlife, including sensitive species, are currently using the site as a local corridor. The site is characterized as "open" and "exposed". This fails to recognize that the site supports at least 646 mature trees, all of which are being used by wildlife to traverse the corridor

from open, natural areas located less than 400 feet from the site where they disperse across the property. The report states that "Common birds and mammals might move through the site to forage and during dispersal activities; however, they would not be expected to use the site as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources." This is a contradictory conclusion based on an acknowledgement that movement and dispersal are taking place, but that the site is not a local wildlife corridor. The fact that movement and dispersal are taking place is, by definition, the function of a wildlife corridor.

16. Sec. 5.0 The Regulatory Framework fails to list the Clean Water Act (Section 404) under the "Biological resources-related laws and regulations." This same omission applies to Sec. 5.1 of the report.
17. Sec. 5.2 The report erroneously lists compliance with the Porter-Cologne Water Quality Control Act as the sole requirement of the project with respect to the waste water discharge. While compliance may be relevant, the discussion in the report assumes that Section 401 of the Federal Clean Water Act would not apply to the project based on the incorrect determination that the site supports state waters that are not federal waters.
18. Sec. 6.1 This section begins with conflicting statements. The report discusses "Direct impacts to many of the on-site channels...many of them will be widened and re-established", but then states that the project has been specifically designed to "Avoid and minimize impacts to waters and wetlands..." Widening and re-establishment are not avoidance or minimization. Because the aforementioned channels are clearly Federal waters and State wetlands and waters, impacts are being neither avoided nor minimized.
19. Sec. 6.1 Under the Summary of Project Effects, the report states that impacts to waters and wetlands will be compensated for at a minimum 1:1 ratio. The accepted standard for mitigation to wetlands/waters is 3:1, with 1:1 being re-establishment and 2:1 being rehabilitation or enhancement.
20. Sec. 6.1 The report suggests that the project will "Create a linear preserve composed of riparian and wetland habitat that is biologically superior to the existing condition". The existing condition consists of a wide wildlife corridor that supports a segment of San Marcos Creek. Instead, the project will immediately pinch and narrow this corridor to the point of non-function due to the presence of residences and the edge effects related thereto.
21. Sec. 6.1 The Human Activity and Domestic Pets section suggests that human impacts and pet impacts would be less than significant due to the fact that patrolling and reporting would be provided in perpetuity. This is circular logic. By removing nearly 100% of the vegetation on this site, and significantly increasing human usage by building hundreds of new homes, human and pet affects will be increased to the point where biological features of the site are impacted in a way that is significant and not mitigable.
22. Sec. 6.1 Special-Status Species, Issue 1. This section concludes that no impacts to special-status species are anticipated based on the erroneous conclusion that no special-status species occur on the property.
23. Sec. 6.1 Raptor Foraging. This section concludes that, "in its current state, the project site provides marginal and relatively low quality foraging opportunities for common raptors." This is incorrect. The open nature of the 100-acre grassland, coupled with an abundance of trees and raptor prey items provides high-value raptor habitat, including habitat for special-status raptors.
24. Sec. 6.2 Sensitive Natural Communities. The report states that "...naturalized habitat is largely absent from the site." To the contrary, the site supports contains naturalized open grassland vegetation that supports a diversity of wildlife. Many native Diegan Coastal Sage Scrub species are beginning to recruit onto the site, signaling an eventual return to fully natural conditions.
25. Table 5. This table identifies 0.87 acre of "provided on site mitigation" for impacts to Sensitive Natural Communities (wetlands). This conflicts with the narrative in the subsequent paragraph, which identifies 8.08 acres of established/re-established Sensitive Natural Communities over a very narrow 6,704-foot stretch of San Marcos Creek.
26. Sec. 6.3 The discussion in this section incorrectly states that the onsite segment of San Marcos Creek, a U.S.G.S. blue-line watercourse, "would not qualify as waters of the U.S. as regulated by the USACE pursuant to CWA Section 404." and that "Therefore, no impacts on federally-protected wetlands would occur." Waters of the U.S. (WOUS), which are federally-regulated, occur in San Marcos Creek,

irrespective of its current condition. San Marcos Creek is not an isolated drainage, as discussed previously. See Figures 1 and 2.

27. Sec. 6.4 The report states that "the project would not substantially interfere with the movement of any wildlife species..." This is incorrect. The loss of a large, functional open foraging area and local wildlife corridor would be a significant and not mitigable impact associated with the project as shown on Figure 12, On-site Conceptual Mitigation Plan

#### EIR

1. Sec. 2.2.1.1 The EIR states that the Project site is located within the boundaries of the unadopted and unapproved draft Escondido MHCP Subarea Plan, within undesignated land outside of biological core and linkage areas. In spite of the fact that the EIR acknowledges that the Plan was never finished, approved, or implemented, the EIR concludes that the site does not have heightened biological significance apparently based entirely on the unfinished language in that Plan.
2. Sec. 2.2.1.3 The EIR reiterates the discussion from the BTR stating that the site supports no Special Status Animal Species, in spite of the fact that Special Status Species are listed in Appendix B (Animal Species Observed).
3. Sec. 2.2.1.3 Jurisdictional Waters and Wetlands. This EIR section carries forward the same inaccurate information regarding waters of the United States as is presented in the BTR. The onsite segment of San Marcos Creek clearly drains to the Pacific Ocean and does not qualify as "isolated".
4. Sec. 2.2.1.3 Habitat Connectivity and Wildlife Corridors. Again the EIR repeats the same incorrect information as is found in the BTR with respect to wildlife corridor function and use of the site.
5. Sec. 2.2.2.2 The Analysis in this section mirrors the BTR, with the same errors and omissions as are found in that document. Subsection 2.2.2.2 (D) states that "There is no wildlife...on site." This is clearly wrong, as numerous species of wildlife reside on the Project site. Under Subsection 2.2.2 (F), the same flawed reliance on an unfinished and unapproved document (draft Subarea Plan) is used to justify conclusions about softline and hardline preserves, habitat quality, etc. It is further used to state without equivocation, that the effects of Project development will have no impact (sic).
6. Sec. 2.2.4. The Significance of Impacts Prior to Mitigation section of the EIR makes conclusions based on flawed analysis. For example, Impact B1-2 states that the Project would impact approximately 0.29 acres of wetland/riparian communities. In reality, the site supports much larger wetland/riparian community numbers. This has implications regarding permitting and the feasibility of the proposed mitigation measures.
7. Sec 2.2.6. Any determinations in this section relating to the Significance of Impacts After Mitigation need to be based on accurate baseline data, including a concession that the site supports very different biological resources than are described in the BTR and the EIR. The reality is that many of the Project-related impacts to biological resources are likely **Significant and Not Mitigable**. By acknowledging this, the City may then prepare Overriding Findings to legitimately move the project forward.

Thanks for the opportunity to provide this review and critique of the Helix biology report and Helix EIR for The Villages - Escondido Country Club. Please contact me if you have questions.

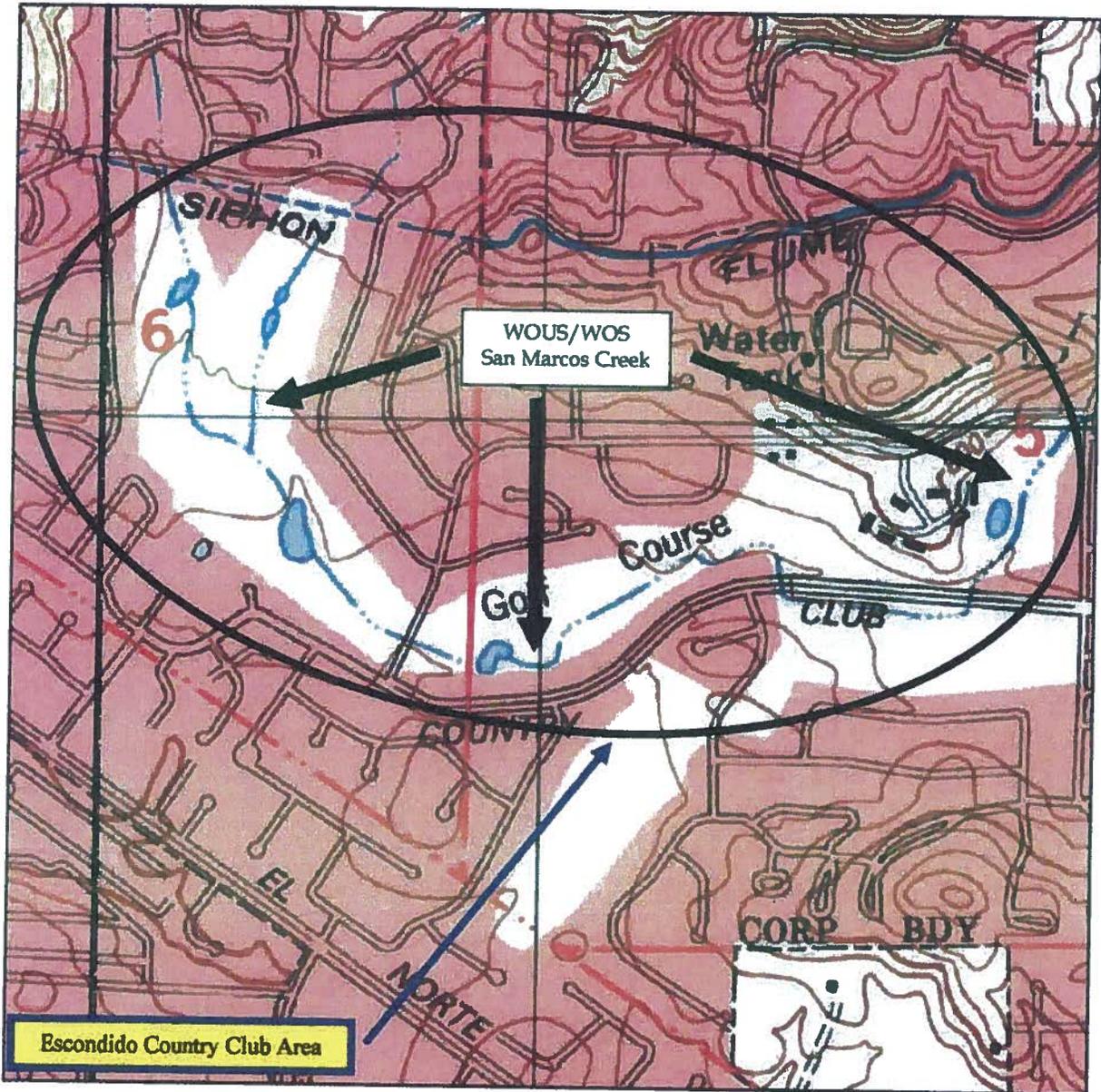
Very truly yours,



Vincent N. Scheidt  
Biological Consultant

Attachments: Figure 1. Current (2000) U.S.G.S. Quadrangle Exhibit showing "Blue-Line" Watercourses  
Figure 2. Historic (1897) U.S.G.S. Quadrangle Exhibit showing "Blue-Line" Watercourses  
Preliminary Biology Study - the Escondido Country Club Golf Course Property (2013)

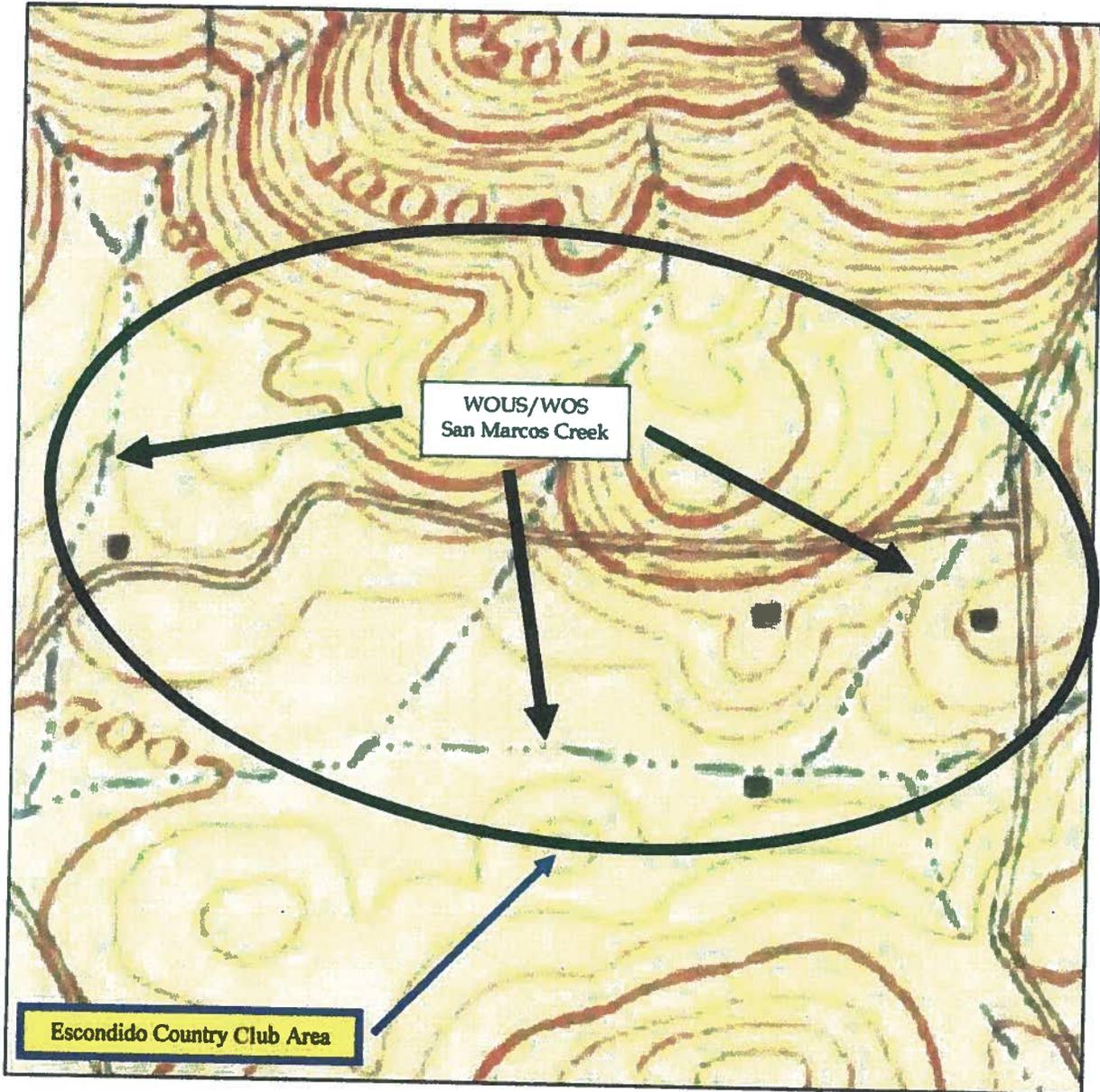
Figure 1. Portions of the 2000 U.S.G.S. Escondido and San Marcos 7.5' Quadrangles Showing Blue-Line Watercourses and Waters of the US (WOUS) and Waters of the State (WOS) The Villages - Escondido Country Club



Mr. Everett DeLeon

ANNOTATION: San Marcos Creek, shown above as a U.S.G.S. blue-line watercourse, enters the Project site via large culverts on the north and east. The creek then crosses the Project site in a modified form before exiting the site at the south into large culverts which eventually drain into Batiquitos Lagoon and the Pacific Ocean.

Figure 1. Portion of the Historic 1897 U.S.G.S. Escondido, California Quadrangle  
Showing Blue-Line Watercourses and Waters of the US (WOUS) and Waters of the State (WOS)  
The Villages - Escondido Country Club



ANNOTATION: San Marcos Creek is shown above in its natural configuration in 1893. This creek has been mapped as a U.S.G.S. blue-line watercourse for many decades. Although the surrounding lands were significantly modified for agricultural use by mid century, then converted to residential use in the second half of the 20th century, the creek continues to essentially follow its historic flowage pattern, crosses the Project site and then exiting the site into large culverts which eventually drain into Batiquitos Lagoon and the Pacific Ocean.

# VINCENT N. SCHEIDT

## Biological Consultant

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ECCHO

May 29, 2013

c/o Mr. Mike Slater, Director  
2065 S. Escondido Blvd, Ste 106  
Escondido, CA 92025

**RE: Results of a Preliminary Biology Study - the Escondido Country Club Golf Course Property**

Dear Mike:

This report documents the results of a preliminary biological resources field study of the Escondido Country Club Golf Course property. You requested this study in response to an application to mass grade the property and build up to 440 new houses with related infrastructure. The study area for this survey consists of the existing golf course located at 1800 Country Club Lane in the City of Escondido (Figure 1). Mass grading and subsequent development as proposed will result in biological impacts, hence the need to assess the proposed project with respect to compliance with the California Environmental Quality Act (CEQA) and related local, state and federal statutes and regulations.

### METHODS

We conducted general field reconnaissance survey of the property on the morning of 2 May 2013. Weather conditions were conducive to field surveying, with clear skies, temperatures in the high 70's, and no appreciable wind. All areas of the site were inspected, and photographs and notes were assembled to document conditions as we observed them. A recent aerial photograph of the site assisted in defining biologically-sensitive areas.

### RESULTS

The Escondido Country Club Golf Course property supports turf, structures, mature landscaping, and several well-defined to poorly-defined watercourses. Most of the vegetation onsite is associated with long-term golf course use, including mature trees, shrubs, and groundcovers. Wetland areas support native hydrophytes, including willows, sedges, cattails, and many others.

#### Wetlands

As mentioned, the site supports several watercourses. These are illustrated in Figure 2. Some of these are well-defined, supporting a diversity of native species. The well-defined drainages are generally located along the edges of the course. More poorly-defined watercourses run through the middle areas of the golf course, where they have been significantly modified and realigned. These are actively manicured as part of the golf play area. The native plants associated with these central drainage areas are lower and support a mixture of upland and wetland species. Also present are several ponds that support wildlife, including raptors such as Osprey (*Pandion haliaetus*) as well as drinking areas for local small mammals. Most of the areas mapped in Figure 2 qualify as jurisdictional wetlands, subject to regulation by various state and federal authorities, including the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, the California Regional Water Quality Control Board, and others. All of these agencies

recommend avoiding wetland impacts, including impacts to U.S.G.S. "blue-line" drainages to the extent feasible. In this case, residential development of this land will either eliminate the wetlands present on this property, or severely restrict them by eliminating buffers and reducing biological values, particularly values associated with open space wildlife foraging areas, which are scarce in this part of the City of Escondido. Where wetland impacts are unavoidable, mitigation at a 3:1 ratio is typically required. This mitigation is developed through the City in consultation with the aforementioned agencies. Separate permitting actions are required from the agencies, including Clean Water Act 404/401 permits and a CFGC 1600-Series Streambed Alteration Agreement from the California Department of Fish and Wildlife accompanied by a comprehensive mitigation package.

One alternative to housing that would avoid the losses of wetlands and upland values associated with this large, open property would be the development of a formal mitigation bank to restore the historical drainages and provide open, foraging habitat for local raptors. Figure 3 illustrates this in concept. Turf could be removed and a well-developed riparian forest could be established in its place. This would improve water quality, including groundwater, and provide a very significant source of income for the property owners. It would also be consistent with the City's designation of this property as open space.

Thanks for the opportunity to provide this preliminary analysis. Please contact me if you have questions.

Very truly yours,



Vincent N. Scheidt  
Biological Consultant

Attachments:            Figure 1. Regional Location  
                              Figure 2. U.S.G.S. "Blue-Line" Watercourses  
                              Figure 3. Potential Habitat Restoration Area  
                              Annotated Site Photos

Figure 1. Regional Location - Escondido Country Club Golf Course  
Portions of the U.S.G.S. "Escondido" and "San Marcos" 7.5' Quadrangles

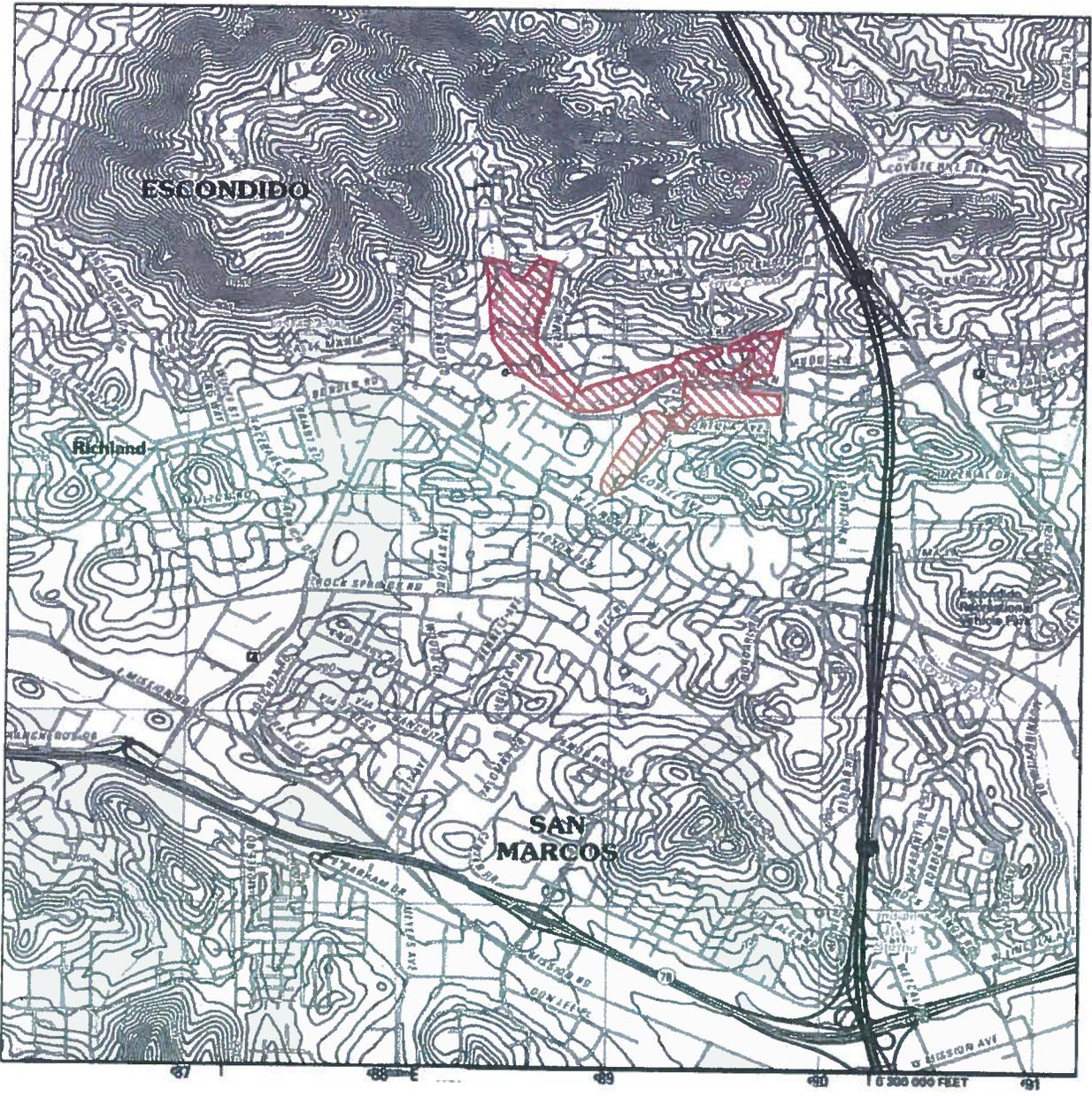


Figure 2. U.S.G.S. "Blue-Line" Watercourses - Escondido Country Club Golf Course

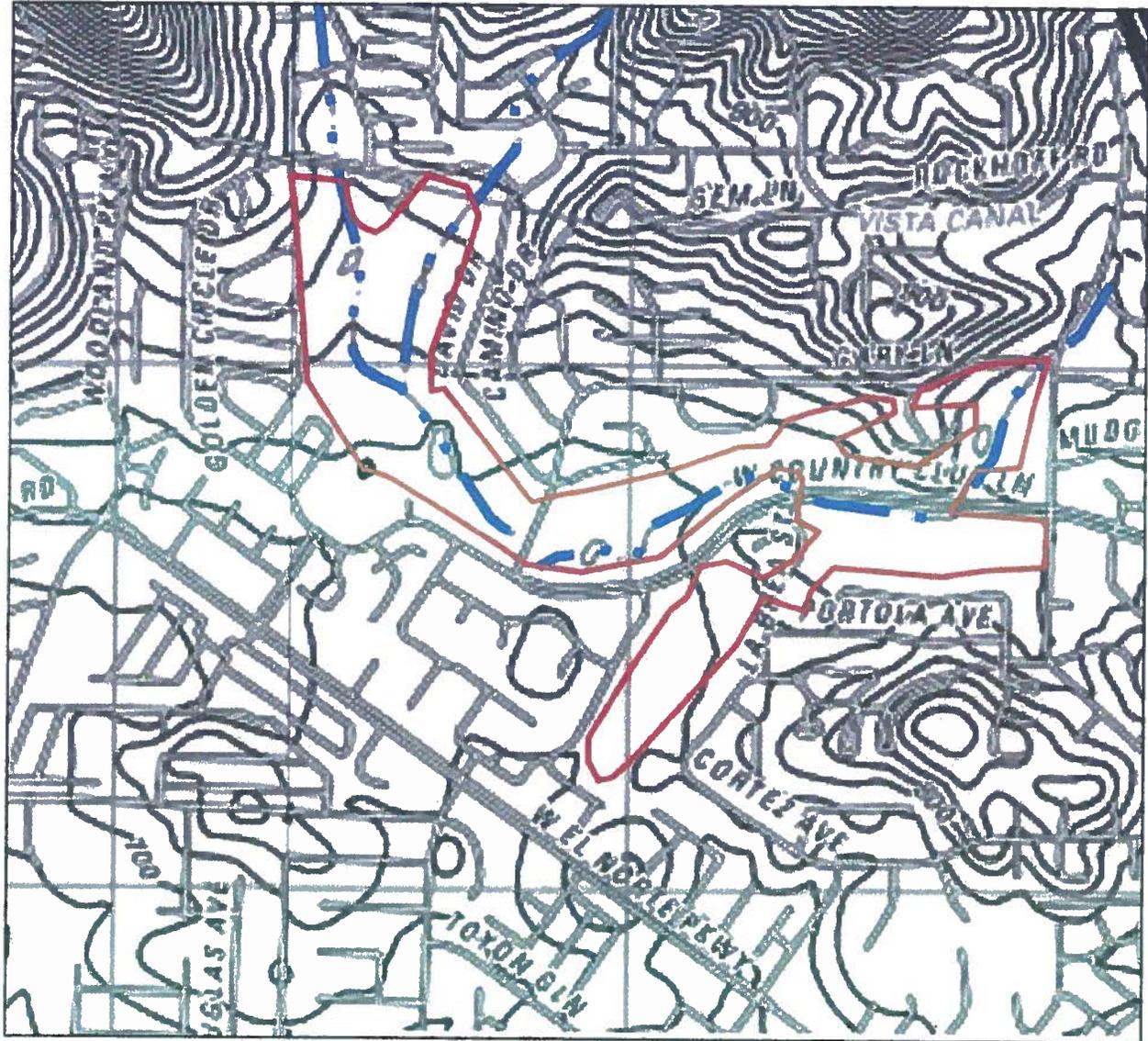
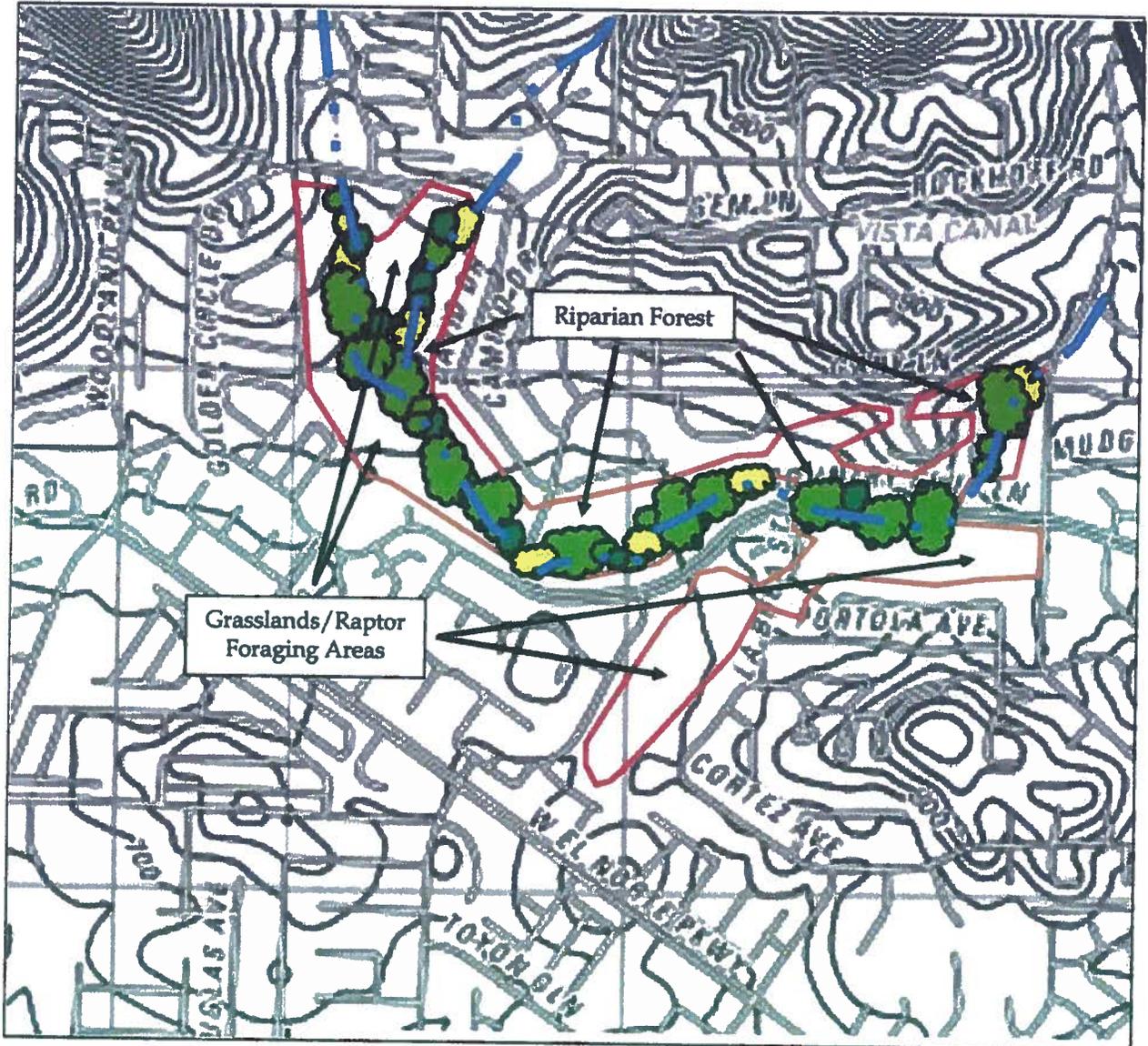


Figure 4. Potential Habitat Creation Areas - Escondido Country Club Golf Course



**Annotated Site Photos - Escondido Country Club Golf Course**

**Photo 1. Well-vegetated watercourse running parallel to Country Club Lane. The removal of turf and the adjacent cart path (visible on right side of image) would allow for the creation of a broad band of well-vegetated riparian forest in this area.**



**Photo 2. Disturbed and channelized watercourse running across the golf course. The watercourse in this area has been diverted from its natural flow pattern and channelized in concrete. This area is ideal for wetlands habitat creation.**



**Photo 3. Manicured watercourse running through the golf course. This area would be easy to restore to viable riparian forest habitat by removing turf and replanting the area with native willows, cottonwoods, and sycamores.**



**Photo 4. Alluvium deposit where the watercourse enters the golf course property. Substantial flows enter the property during rain events, resulting in sand deposition and extensive clean-up efforts.**





# DELANO & DELANO

October 4, 2017

VIA E-MAIL

Kristin Blackson  
Contract Planner  
City of Escondido  
201 North Broadway  
Escondido, CA 92025

Re: THE VILLAGES – ESCONDIDO COUNTRY CLUB – ENV 16-0010; SUB 16-0009 (SCH #2017011060)

Dear City of Escondido:

This letter is submitted on behalf of Escondido Country Club Homeowners Organization (“ECCHO”) in connection with the proposed Escondido Country Club, the Villages project (“Project”) and Draft EIR (“DEIR”). In an August 18<sup>th</sup> letter, I noted, among other things, that the DEIR claims the reduced density alternatives would not have several features, but there is no legitimate basis to reject the alternatives on these grounds, particularly since it is the City that decided what features would be included.

Enclosed with this letter is a draft conceptual master plan for 158 units. This conceptual plan demonstrates that many of the features the DEIR claims the reduced density alternatives lack can, in fact, be constructed with a reduced density alternative. “[I]t is the policy of the state that public agencies should not approve projects if there are feasible alternatives ... available which would substantially lessen the significant environmental impacts of such projects ....” Pub. Res. Code § 21002. The City should revise the DEIR to demonstrate that a reduced density alternative is practicable and can accomplish most, if not all, of the Project objectives. “Indeed, consideration of alternatives is one of the hallmarks of CEQA analysis.” *Pesticide Action Network v. California Dept. of Pesticide Regulation* (2017) 17 Cal. Daily Op. Serv. 9315 at 10.

Accordingly, ECCHO urges you to reject the Project and DEIR as drafted. Thank you for your consideration of these concerns.

Sincerely,

Everett DeLano

EVERETT L. DELANO III  
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M. DARE DELANO  
*Admitted in California and New York*

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City of Escondido  
October 4, 2017  
Page 2 of 2

Enc.

cc: Bill Martin  
Mike Strong

