

THE VILLAGES
Case No. ENV 16-0010, SUB 16-0009
NOTICE OF PREPARATION PUBLIC REVIEW PERIOD
January 25, 2017 through February 24, 2017

PUBLIC SCOPING MEETING COMMENT SHEET

Monday, February 13, 2017
CITY OF ESCONDIDO
ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CA 92025

WRITTEN COMMENT FORM

Thank you for the opportunity to comment. I (+ my husband) live in the Country Club area. We oppose the NuWI development as proposed. We visited the Harmony Grove development + believe this high-density, small lot, proposal is best suited for urban in-fill projects + not NW Escondido. We agree with the EcCHO property history review and recommendation of ~100 total dwellings. The valley is prone to flooding + is home to numerous species of birds and animals. Please don't let a rich developer dictate housing in beautiful Escondido!

(Attach additional pages as needed)

Monica Giotta 2-13-17
Signature Date

Monica Giotta
Print Name

1842 Firestone Dr
Address
Escondido CA 92026
City State Zip Code
760 520 0211
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

COMMENTS MUST BE RECEIVED BY 5:00 PM, FEBRUARY 24, 2017

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#2 Too Many Homes

TRAFFIC

DENSITY

Air Quality

FLOOD ZONE

Noise + Dirt Runway Construction

(Attach additional pages as needed)

Don Ashfort

2/13

Signature

Date

DON ASHFORT

Print Name

1134 W. COUNTRY CLUB LN
Address

Esc

92026

City

State

Zip Code

Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
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WRITTEN COMMENT FORM

Too many units for
this small area.
I oppose construction
of this project as currently
envisoned.

(Attach additional pages as needed)

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

L. Runchey 2/13/17
Signature Date
Lola Runchey
Print Name
1245 Wren Glen
Address
ESCO 92026
City State Zip Code
760 807 9058
Phone Number

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*Please see the
attached statement.*

(Attach additional pages as needed)

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

James Adler
Signature Date

JAMES ADLER
Print Name

1926 Freestone
Address

Escondido, CA 92025
City State Zip Code
760 420 7830

Phone Number

COMMENTS MUST BE RECEIVED BY 5:00 PM, FEBRUARY 24, 2017

Date: February 13, 2017

To: The City of Escondido

From: Jim and Mary Ahler
1926 Firestone Drive
Escondido, CA 92026

Re: Scoping Meeting related to NUWI Proposed Development

We own two single family residences and one condominium in the Escondido Country Club neighborhood. Each property was purchased many years ago, before the closure of the golf course. Each is located on property directly adjacent to what used to be the golf course. Each enjoyed a gorgeous golf course view. As a result of Michael Schlesinger's purchase and closure of the Escondido Country Club golf course, the value of the properties has declined by at least \$200,000. In addition, valuable amenities available to those living in the area, including a clubhouse, restaurant, swimming pool, and tennis courts, no longer exist.

New Urban West, Inc. (NUWI) proposes a development known as "The Villages," a project that is exceedingly similar to the development sought by Proposition H. That proposition, which Mr. Schlesinger sponsored and funded, was designed to maximize Mr. Schlesinger's return on a rather minimal investment related to his acquisition of the golf course property. Proposition H was not in the community's best interest and was soundly defeated by Escondido voters. The City of Escondido must honor the public mandate and insist that the deficiencies inherent in NUWI's development plan be addressed and resolved in a manner that benefits the public.

NUWI's proposal includes the construction of approximately 300 dwelling units and requires substantial amendments to the City's general plan. As noted in the City staff's 2014 report related to Proposition H, the construction of approximately 300 homes on what used to be the golf course is wholly inconsistent with the property's historical use and burdens aesthetics within the Country Club community. The proposed development will result in the elimination valued open space and cause overcrowding of schools, excessive water use, and traffic congestion that cannot be relieved.

The Escondido Country Club Homeowners Organization (ECCHO) has expressed a willingness to compromise from its previous position of zero development. ECCHO published a White Paper that fairly discusses density issues and the inability of any developer to build homes in flood zones and on steep slopes. The White Paper is a realistic representation of the extent to which actual development of the golf course property is possible.

No more than 150 single family residences should be permitted. Expansive open space should exist between residential properties that were previously adjacent to the golf course and any new development. The provision of community amenities open to all who live in the area should be required as a condition of approval.

We look forward to the protection that should be given longtime Escondido Country Club residents by the City's elected officials and staff.

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WRITTEN COMMENT FORM

- ① current plan does not provide adequate parking for multi-car families and people will park on surrounding streets outside the development (Golden Circle, Jason Glen, Haven Glen, Pamela Lane) and cross through Lameswood property to access their homes.
- ② limited access for emergency vehicles
- ③ current proposed plan/design does not complement or enhance existing neighborhood.

(Attach additional pages as needed)



Kathy Striebel 2/13/17
Signature Date

KATHY STRIEBEL
Print Name

2016 DAREN GLEN
Address

ESC CA 92026
City State Zip Code

7604320158
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

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WRITTEN COMMENT FORM

- (4) HOA will most likely inhibit neighbors
from using trails & facilities
- (5) do not change existing zoning laws
simply to accommodate "profit" for
owners
- (6) traffic will be bottleneck coming out of
Country Club to El Norte

(Attach additional pages as needed)

Gene Striebel 2/13/17
Signature Date

GENE STRIEBEL
Print Name

2016 PAREN GLEN
Address

ESC CA 92026
City State Zip Code

760 432-0158
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
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February 13, 2017

The Escondido Country Club is a retirement community that was established in the 1960s and 1970s. The proposed development is not in-keeping with the historic nature of the Country Club neighborhood and its purpose as a retirement community. The golf course is the only open space in the area and the centerpiece of the neighborhood and Country Club. The proposed development replaces the golf course with houses.

The Escondido City Council voted 5-0 to stop development by changing the zoning to open space. In 2014, the voters rejected by over 60% an initiative by the developer to build these houses.

The Mayor indicated in a public forum that no development will be approved by the City unless it is supported by the Country Club neighborhood. The developer will need to revise his plan to include a golf element in the proposal if he wants the support of the Country Club neighborhood.

Drew Wonacott
1744 W. Country Club Lane
Escondido, CA

2-13-2017

To the Escondido City Counsel

Dear City Counsel

I have lived at 1434 San Carlos Pl. in the Country Club Area for twenty years.

The Golf Course homes in my neighborhood had a beautiful green rolling golf course view and when I bought my home will be destroyed. There will be congestion, pollution, traffic problems, school problems and safety problems.

I realized we will never be a golf course again but at least please consider half the amount of homes, one story homes that fit in with our community and don't make us want to wish we could move away from here.

Sincerely Yours,

Barbara C. Conrad

1434 San Carlos Pl.

Escondido, CA 92026

A handwritten signature in blue ink that reads "Barbara C. Conrad". The signature is written in a cursive style with a large initial 'B' and a distinct 'C' for 'Conrad'.

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The proposed development consists of too many homes (all 2 story) on small lots. This proposal is too dense and will result in overcrowding, traffic + noise. This area according to the General Plan is not zoned to support this development. The zoning should be a minimum of R-1-7 lots, nothing less. Our neighborhood used to be one of the nicest areas in the city. I have lived here 36 years and am now ready to retire. This is a big disappointment.

(Attach additional pages as needed)

Mary T Fry 2/13/17
Signature Date

Mary T Fry
Print Name

1833 Cortez Ave
Address
Escondido CA 92026
City State Zip Code
760-650-5112
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
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I am a new member to the neighborhood and learned about the proposed development. This would be a negative project for the following reasons:

- too many homes (392) in this space
- losing our view of homes built
- This would create a lot of traffic
- The proposed HOA would be for members only, not the neighbors.
- Is this a scared ground native American? The existing animals on the golf course
- noise if homes are being built (ducks, frogs & birds) would be impacted

I am against this development proceeding.

(Attach additional pages as needed)

M. Thomas 2/13/17
Signature Date

Mervyn Thomas
Print Name

1744 Country Club Lane
Address

Escondido CA 92026
City State Zip Code
760 804-2219
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
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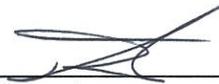
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WRITTEN COMMENT FORM

I THINK THERE IS A NEED FOR
MORE AFFORDABLE HOUSING
IN THE CITY OF ESCONDIDO.
I'M A REAL ESTATE BROKER
AND APPROVED LENDER WITH
THE CITY. ANYTHING ~~AT~~ I OR MY COMPANY
CAN DO TO HELP ~~BE~~ PLEASE
CONTACT ME.

(Attach additional pages as needed)

 2/13/17
Signature Date

Ignacio VENTURA
Print Name

1761 Sally Place
Address

ESC. CA 92026
City State Zip Code

760 473-3903
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

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The traffic is bad enough now. I walk every morning + can't imagine what it will be like with 300+ homes. Won't have fresh air to breathe with exhaust from the number of vehicles. Water usage is another major concern, one year of rain does not solve the drought. And sewage?? I realize we will have some added to our community but the number is outrageous. What about traffic lights, it will be impossible to cross streets without several added lights?

(Attach additional pages as needed)

Cathy S. Weseloh 2/13/17
Signature Date

CATHY WESELOH
Print Name

1974 PINEHURST AVE
Address

ESCONDIDO CA 92026
City State Zip Code
mulla5960@yahoo.com
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

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FIRST OF ALL, I DO BACK UP TO THE COURSE.

MY CONCERNS ARE AS FOLLOWS; 1) THERE IS STILL TO MANY
HOMES ON TO SMALL OF LOTS, I WOULD LOVE TO SEE LOTS THAT
MATCH THE EXISTING NEIGHBORHOOD, WITH REAR YARDS, NOT ALLEYS.
2) THE MIX OF 1 & 2 STORY HOMES TO MATCH THE EXISTING HOMES.
3) LESS OF THE CONDO UNITS ~~AS~~ AS THEY DON'T BLEND IN WITH
THE EXISTING HOMES. 4) I LIVE ON FIRESTONE DR., THEY HAVE THE
LARGEST & MOST EXPENSIVE HOMES IN THE CC AREA, THEY ARE NOW
PROPOSING MOST OF THE CONDO'S BEHIND THEM, THIS IS UNACCEPTABLE.

5) THE ORIGINAL SUBMITTAL FROM SITR HAD APPROX. 275 HOMES ON
6000-7000 SF LOTS, WHY NOW DO THEY NEED 400 HOMES?
(Attach additional pages as needed)

WE DON'T WANT A HARMONY GROVE
IN OUR NEIGHBORHOOD.

THANK YOU FOR YOUR CONSIDERATION.

David McFarland 2-13-17
Signature Date

DAVID MCFARLAND
Print Name

1826 FIRESTONE DR.
Address

ESC. CA 92026
City State Zip Code
858-472-4646
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
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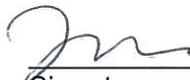
WRITTEN COMMENT FORM

THIS IS NOT THE RIGHT PLAN FOR OUR
COMMUNITY. IT IS NOT SUSTAINABLE.

WE EXPECT A SIGNIFICANT CHANGE TO THE PROPOSAL
BY NUWI! OUR CONCERNS ARE AS FOLLOWS:

- 1- TRAFFIC NIGHTMARE
- 2- NOISE, INABILITY TO ENJOY OUR PROPERTY
- 3- DECREASE IN PROPERTY VALUES.
- 4- SCHOOL POPULATION
5. LOSS OF WILDLIFE / OPEN SPACE / NATIVE SPECIES.

(Attach additional pages as needed)

6- WATER IMPACT / DEMAND  2-13-17
Signature Date

7- POLLUTION! CONSTRUCTION! JAMAL AMY
Print Name

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

NO!

195 LARROD ST.
Address
ESC CA 92026
City State Zip Code
760.504.9288
Phone Number

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WRITTEN COMMENT FORM

I want to know for sure
that it is zoned to Built
Houses and screen the whole
place up

(Attach additional pages as needed)


Signature _____ Date _____

Greg Taylor
Print Name

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

2435 N. Summit Cir GEN
Address
ESD CA 92026
City State Zip Code

Phone Number

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2-13-2017

To the Escondido City Counsel

Dear City Counsel

I live on Cortez Ave. in the Country Club Area.

My home which had a beautiful green rolling golf course view when I bought it in 2001 will, if 392 homes are built, have an array of structures that look like a cross between an all two-story Mobile Home Park and a Military Base with its rows and rows of barracks.

When I do my daily drive to the Freeway on the ramp at Highway 15 or at Highway 78 I will be in line with hundreds of cars and trucks that belong to the new residents of CAMP ESCONDIDO.

How sad for the over 2000 present home dwellers to have this forced compaction of our once lovely ESCONDIDO COUNTRY CLUB neighborhood.

I, as well as most residents of the Country Club, recognize that our Golf Course is gone; but should there be a Blot of Ugliness in an area that brought so much beauty to our City for over 50 years?

We know profit is the motive for such a packed neighborhood. If they built 200 single family homes on the 110 acres, the development would be desirable and attractive. With the proposed pricing which will probably be \$700,000 to \$800,000 for each home, there would still be \$160 Million for the owner and developer to divide.

Please keep our Country Club a neighborhood we can all be proud of.

Brian Fieldman

1865 Cortez Ave.

Escondido, CA 92026

A handwritten signature in blue ink that reads "Greg Fieldman" followed by a stylized flourish.

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Concerns: Speed of traffic on CC & Nutmeg
Questions: • will it increase cost of utilities for
current home owners?
• can we get a 15-S on ramp @ CC?
We love the plan & are in full support!
Looking forward to your reports.

(Attach additional pages as needed)

 2/13/17
Signature Date

Dyanna GRIMES
Print Name

2125 N. Nutmeg St.
Address

Escondido CA 92026
City State Zip Code
760-212-4624
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

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Please keep our Country Club a neighborhood we can all be proud of.



Brian Fieldman

1865 Cortez Ave.

Escondido, CA 92026

City's EIR Scoping Meeting February 13, 2017

I am from the Barcelona Homeowners Association across the street and down-stream from the Old Escondido CC. As such we get all of the debris and run-off from that property. Since it has been vacant for so long, after a big wind and recently all the rains, we get a mess which we have to pay to have cleaned up. There is a huge drain pipe that runs under Country Club Lane onto our property, through one more property, then under El Norte Pkwy., and on into San Marcos.

We are very concerned about the storm run-off onto our property. Storm water runs off of the surrounding hills, down the arroyo between the homes of the Woodridge Association, first into their upper bowl then into their lower bowl. The water flows into a storm pipe to the CC property. The CC property has existing retention and detention ponds. These ponds have been designed for a variety of storm events and purposes. Their purpose is to slow down water flow and hold it for a short period of time such as 24 hours. They are relied on to reduce peak runoff rates associated with storms, decreasing flood damage. These ponds are designed to function to settle storm water particles and reduce peak flows. They are also designed to separate the local groundwater supplies to prevent movement of dissolved pollutants from surface water to groundwater sources. Sediment and associated pathogens, nutrients and metals settle out of storm water runoff into the ponds. If pollutants enter streams during storm events, ponds interrupt the transport process.

Although retention and detention ponds can be effective for storm water management and flood control, they can also pose risks to public health, safety, and welfare. These range from readily apparent problems such as outlet pipes that are open (unprotected with safety racks) to less obvious concerns such as outflow pipes that are subject to overwhelming hydrostatic forces due to high headwater depths. A complicating factor is that children are often attracted to storm water and this poses special design challenges and risks. Another health concern related to ponds is they create mosquito-breeding habitat due to shallow and stagnant standing water, thus increasing the risk of West Nile virus to the adjacent community.

It has been observed that many Safety Deficiencies in retention and detention ponds such as: Outlets are open and unprotected (they lack safety racks); Adjacent land uses are incompatible with storage facilities (such as parks that invite children to come play); The public is effectively invited to spend time near storage facilities because they are located in parks, along bike trails and next to playgrounds. This shows public safety has clearly not been a specific design objective; Pond inflow and outflow pipes in close proximity to one another can cause a person to be knocked over by the momentum of inflows and then sucked into the outlet structure. Separate inflow and outflow pipes by long distances and ensure that the pipes are not directly across from each other. This will avoid the creation of a continuous flow current, which poses special dangers for the public; Pond depths increase very rapidly, and inflow/outflow pipes are quickly inundated and not visible. The key to reducing the observations above is careful consideration of risks in the design phase and follow-up with regular inspections. Who will maintain the ponds to ensure they are functioning as intended and that unforeseen hazards have not been created?

The CC's outlet poses particular risks and merit special attention. Open and unprotected pipes are a risk. The outlet pipe should be integrated into an outlet structure that has smaller openings, with a safety rack at the pipe entrance. When debris is a factor, at least some of the surface area of the rack should be open during flooding to enable the pond to drain. Who will open this? Our properties are in a 100-year flood plain. If the ponds are anticipated to fail during extreme floods, analyze the downstream impact of such failure as this will totally impact the Barcelona property.

Depending on what the new builder does to the existing retention and detention ponds our property could become a disaster. We would assume the new builder will put in a new drainage system in pipes on their property that would drain onto our property where the huge drain pipe exists currently. If the CC property flood drainage system ends at Country Club Lane at the existing drain pipe, the Barcelona property will be in great jeopardy. As it is with these rains we have had this winter, the water rises up to our top step on the walkway across our swale. It is a few feet below the walls of homes backing up to the swale. This is about a 15 foot slope. Is there any way you as the City can require the builder of the CC property to put pipes on our property so we won't have the problems we now have with drainage from the CC? We just had to pay to have our arroyo cleaned out of all the debris washed over here from the CC property and it is not

cheap. We had a major problem during the existence of the Country Club with the ponds and the ducks. At least twice a year the ponds would be cleaned out and the "duck sludge" would be pushed over to our property and we would get a three to four foot high pile all along our arroyo, a huge mess that we would then have to pay to have cleaned up. And the Smell!!! (Maybe not quite as bad as the Chicken incident - but bad enough).

Will this drainage system continue and if so, shouldn't the developer be responsible to control or eliminate any solid matter coming from their property to ours? Can the sludge be filtered out? After all, it does cause our swale to be damaged and contaminated by the carry off. Will the under-street pipes be inspected and cleared of any blockage especially during a rain-fall? How much sewage is being flushed out? Could this be a health concern?

We as homeowners of the Barcelona Association would appreciate any help or suggestions the city can give us. We are a very small community of only 38 homes of mostly senior citizens and as such are on set incomes. We take pride in our property. The swale is quite costly when our neighbor doesn't care for his property. We do not want to have to increase our dues because of circumstances created by a builder who may be unsympathetic to his neighbor's plight.

Thank you for your time.

Vivian Holland
Homeowner/Officer
Barcelona Homeowners Association

THE VILLAGES
Case No. ENV 16-0010, SUB 16-0009
NOTICE OF PREPARATION PUBLIC REVIEW PERIOD
January 25, 2017 through February 24, 2017

PUBLIC SCOPING MEETING COMMENT SHEET

Monday, February 13, 2017
CITY OF ESCONDIDO
ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CA 92025

WRITTEN COMMENT FORM

My Concern is the increased ^{Traffic} on Country Club Lane. I bought a home in the area because of limited traffic & noise. My home is on a corner of Sunbury & Cty. Club

(Attach additional pages as needed)

Marie Brock Feb. 13, 17
Signature Date

MARIE BROCK
Print Name

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

1894 Sunbury St.
Address
Escondido CA 92026
City State Zip Code
714 328 4298
Phone Number

COMMENTS MUST BE RECEIVED BY 5:00 PM, FEBRUARY 24, 2017

THE VILLAGES
Case No. ENV 16-0010, SUB 16-0009
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201 N. BROADWAY
ESCONDIDO, CA 92025

WRITTEN COMMENT FORM

- #1 - traffic - speeding on CC Lane. City doing ϕ about it. Getting on 15 & 78 is awful - add 392×2 cars = 784 cars on top of what we're dealing with now. Each home will have 2 cars, maybe more if multi-generational, or high school drivers. This is NUTS. We can't accommodate 200 more cars, much less 784 cars
- #2 Two story homes are totally out of character for the neighborhood. Almost all homes on the course are one story less than 2,000 sq feet. These homes will tower over us - not only blocking the view of the hills, but blocking sunlight & breezes. No setback will prevent this.
- #3 I live on the old 17th fairway - despite NWWI lies, this is a flood zone - all water from the hills flows behind our house into the duck pond - this is lowest part of the course - no way you could build on this + if you do, you'll have to elevate so much that the house will be peering into my yard + windows.

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

OVER

Suzanne F Hall 2-13-2017
Signature Date
Suzanne F Hall
Print Name
1506 W Country Club Lane
Address
Escondido 92026
City State Zip Code
760 741 3776
Phone Number

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#4 I bought this house in 2006 at the market peak for 635,000. My house is now worth 550,000 - maybe. Do the math on the decline in value for my home. This doesn't include the 200,000 we put into our "retirement home". So we are way underwater, due to no fault of our own.

We've also seen the neighborhood totally change into a majority rental neighborhood - and we ~~all~~ all know that renters don't take the same care of their home as owners.

I am very bitter about this.

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ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CA 92025

WRITTEN COMMENT FORM

I am very concerned about the following:

- The number of 392 homes (many two stories) on the "village" space indicated is too high density for area available. We politically fought against 300 homes and now owners "sticking it to Country Club residents" by increasing # of homes to 392.
- This many homes in area will have a detrimental impact on traffic along streets in area, public services (i.e. schools, police, fire) are already stretched to limit with # in area already. Side streets of Gary + Nutmeg are not adequate to accommodate increase of approx 2 cars per household.
- Environmental impact study bypassed by owner + judges' decision.

(Attach additional pages as needed)

on on back

Bonnie Sanchez 2-13-17
Signature Date

Bonnie M. Sanchez
Print Name

1457 Calle Redondahn
Address

Escondido, CA 92026
City State Zip Code

(760) 489-9270
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

COMMENTS MUST BE RECEIVED BY 5:00 PM, FEBRUARY 24, 2017

- Really concerned about water availability for this many homes, many of them large homes indicating likelihood of more than 2 people per house. Where do we get the water for this many more people? Why should Esc. citizens in the area suffer increased prices for water and restrictions during drought years?
- How much of the "open space" will be available for non-HOA owners of the Villas? I agree that recreational opportunities should be available for membership for non-Village residents. But "open space" around + through community should be available + open to all in neighborhood.
- Concerned about the closeness and size of the houses that abut those residents living along the boundary of the former golf course. Are they going to be looking out their back windows at a fence or walls of two-story homes? Since these homes were permitted to be built on smaller lots because they backed on a golf course, their back space should be considered in the building plan.

I left L.A. area for this exact reason of high density living, noise, traffic and human impact on services/businesses

Bonnie Sauef

1/1

THE VILLAGES
Case No. ENV 16-0010, SUB 16-0009
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January 25, 2017 through February 24, 2017

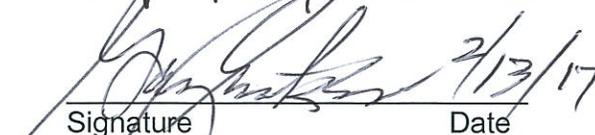
PUBLIC SCOPING MEETING COMMENT SHEET

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201 N. BROADWAY
ESCONDIDO, CA 92025

WRITTEN COMMENT FORM

1. The city council AND the planning dept have foremost both the obligation AND duty to preserve both the pristine architecture and value of the existing neighborhood. This DOES NOT include another Harmony Grove "breadbox" style development on the old golf course!
2. The Planning Dept has an obligation on behalf of property owners bordering the ECC to uphold pre-assigned right to the Open Space of the course given to previous developers and assigned to current property owners.

(Attach additional pages as needed) OVER


Signature Date 2/13/17

GARY ERICKSON
Print Name

2021 Via Alexandra
Address

ESC CA 92024
City State Zip Code

960 690 2602
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

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3. the property is only zoned R-7 because PRIOR Administrations Failed in their responsibilities not to complete the zoning process of the planned community back in the 60's & 70's to designate the ECC as Open Space. Therefore do not compound the problem by failing to recognize the history underlying ECC and obligations created by prior precedence and allow denser zoning which would harm current property values and quality of living for current community residents
4. Traffic, in particular, on Nutmeg borders on dangerous, particularly at the curve, during rush hour. Adding substantial additional volume by a high density ECC development without upgrading that street will create a liability and danger to current residents,
5. the planning Dept must consider the property value impact to all residences bordering the ECC in particular, since they originally were marketed and since conveyed with a premium attributed to location and view

6. There is only one chance to get this right — DON'T blow it! Current residents voices should be given the most weight and consideration
7. NUWI has not been totally above board in dealing with the community. While they have gone through the motion it is in the details where their plans fail the test of open and considered input from the community.

And remember NUWI is just a "wholesale" developer. Like HARMONY GROVE they'll parcel out the development, shifting any obligations to whoever comes next before moving out of the picture, never more to be seen or held accountable

I sincerely hope the Council & Planning Dept. doesn't allow a blithe to be put on the ECC community that we'll have to live with for decades to come.

JW

THE VILLAGES
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WRITTEN COMMENT FORM

Areas of concern: a) Population & Housing - lot size & total number of homes in plan exceeds realistic neighborhood compatibility, not to mention traffic, schools, etc.
b) Public services - total homes to be built far exceeds ability of public schools and recreation available to the area; along w/ available transportation of such
c) Transportation/Traffic - well over built plan will detrimental to existing traffic concerns in community at present - disastrous effects with another 300+ homes

d) ~~current grad~~ Utilities/services systems - current scope will further impact already poor drainage if w/out significant golf course landscaping → (continue)
(Attach additional pages as needed)

Eric Garcia 2/13/17
Signature Date

Erica Garcia
Print Name

1150 Foxfire Place
Address

Escondido CA 92026
City State Zip Code

760-975-3933
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

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→ (continued from front) to absorb & rain water - additional footprint would be further devastating to our community rain water/sewage drainage w/ further DIRECT impacts to be backyard.

e) Tribal cultural resources - maintain existing conditions of sacred sites

f) Cultural Resources - maintain historic artifacts on site if any, we cannot continue to damage Native American history & culture for our general wealth gain

g) Air quality - I moved into this neighborhood to enjoy the greenspace behind my home including allowing my young children to grow and play in that yard. short-term construction & long term housing both have direct impacts to my home value and healthy usage for my family, with detrimental affects; carbon footprint

h) hydrology / water quality - prior concerns voiced related to storm and storm water drainage/runoff; even w/ the golf course behind my home, my yard already floods from rain water - it will only become worse with less landscape to absorb the runoff

i) land use & zoning - It was my understanding the ECC golf course was zoned as greenspace, so a rezoning via 'Urban 1' plan will revise that zoning and need a city vote via ballot. I am not opposed to some homes built being less than 100 homes w/ similar footprint to our current homes; no condominiums, duplexes, with more greenspace to the foreway owners.

j) Noise - similar to (g), my ^{family} children will be strongly impacted by construction noise & homes directly behind my home.

k) biological - New Urban West claim no natural or native vegetation on proposed site however that is inaccurate and site is robust w/ CA nativescapes, as well as indigenous wildlife (coyote) to the region.

l) Paleontological - similar to f & e; conserve native remnants, if applicable.

m) Geology or soils hazards - as my home is directly behind farway #9 how will grading impact my home and backyard already subject to flooding - slopes must be maintained & current plan does not allow for such

n) hazards/materials - how will transportation & hazardous materials; including added air pollution during construction, impact my dwelling & health (noise & dust of allergies during construction - health of my family)

From: Barbara Christina Conrad <Kleopatra1865@att.net>
Sent: Tuesday, January 31, 2017 4:12 PM
To: Kristin Blackson
Subject: About our former golf course

**We could tolerate 200 one story homes. And no Condos. They would fit in with us and also not make traffic impossible and dangerous. Not to speak of all the other problems all the way up to crime increase. Schools, pollution etc.
The homes at Harmony Grove are anything but nice.
Please help us. We are very unhappy.
Barbara Conrad, 1434 San Carlos Pl. Escondido, 92026**

From: Barbara Christina Conrad <Kleopatra1865@att.net>
Sent: Wednesday, February 15, 2017 9:42 AM
To: Kristin Blackson
Subject: Hello, about the housing project

Us old home owners here at the Escondido Country are very disturbed. We have been voicing our opinion for over 3 years now and things only get worse. Now it is supposed to be almost 400 homes and all 2 story, even some condos.

This is intolerable. This would destroy our neighborhood forever. It would bring traffic, pollution, congestion, water problems and not a bit of mother nature left. Not even to speak of the values of our existing homes.

Please do something, please help us.

**Barbara Conrad,
1434 San Carlos Pl.
Escondido, CA 92026**

THE VILLAGES
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ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CA 92025



WRITTEN COMMENT FORM

There is already heavy traffic on Country Club Lane, people using this street to get from Centre City Pkwy to Rte. 78. 392 planned homes will simply exacerbate this problem. Few obey the 25 MPH speed limit. 3 speed bumps are needed between Nutmeg St. & Golden Circle Dr. All-way stop signs are needed at Country Club Lane & Golden Circle Dr. Also, the owner of the former ECC needs to remove the trees at the same corner before they fall and kill someone please, as few homes, not apts. or condos, as possible and as much open space as possible.

(Attach additional pages as needed)

Patrick D. Conroy 21 Feb. 17
Signature Date

PATRICK D. CONROY
Print Name

1907 Clover Way
Address

Esc CA 92026
City State Zip Code
(760) 745-6399
Phone Number

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

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From: joanncorich@cox.net
Sent: Friday, February 24, 2017 1:53 PM
To: Kristin Blackson; Mike Strong; John Masson; Sam Abed; Michael Morasco; Ed Gallo; Olga Diaz
Subject: Building in the Escondido Country Club area.

Dear Mr. Blackson,

My name is Jo Ann Corich. Back in 1991 I married John Corich. He had a home directly across the street from the Escondido Country Club. He moved there when he retired from Equitable Life Assurance Society. He moved to this location because he was a golfer and loved the area and the ability for him to play golf close to home and enjoy spending time with his retired neighbors. I was a real estate agent in San Diego when we married and I started doing business in this area soon after moving to our home on Arroyo Glen. I became a very active agent in the area selling well over 200 homes in the golf cart zone.

During the last several years we purchased 4 homes for retirement income. All of these homes are located in the Escondido Country Club area. So when you consider building 392 homes in this area of the city I became very concerned. I have seen the value of our homes go down in value because of the blight caused by SITR. I can tell you as a professional this VALUE WILL CONTINUE TO FALL IF YOU ALLOW THIS HIGH DENSITY TO BE BUILT IN THE AREA..

This high density will make it impossible for TRAFFIC to move smoothly in the area. When Emerald Heights was built it increased the traffic on El Norte and Country Club Lane. The type of homes that have been proposed by NUW are entirely too large for the size of the lots. When you have homes over 2000 square feet, which NUW is proposing, there will be many children residing in the homes. When you have children in the homes you can expect to see additional cars and more TRAFFIC. The proposed homes are certainly NOT the type of homes that are currently located in the Escondido Country Club area. At the present time there are very few 2 story homes located in the area.

I would like you to consider making the new homes have the same percentage of single level and 2 story as the current homes. Therefore, it would at least give the same feel as was originally built into the area.

My next thought goes to SCHOOLS. Can you imagine the number of children that will come with the type and number of homes proposed by NUW. This certainly will not help the school system in Escondido. We are struggling now to give our children a decent education. Bringing in this number of homes will bring in an impossible number of children and we will not be able to provide a quality education to them. NUW is only concerned with the number of homes and how much they can make off of each lot.

I have sold homes in the Escondido Country Club since 1991 I have seen changes and I have feelings regarding the WATER situation in this area of Escondido. Have you been on the land that was the Escondido Country Club golf course when it is raining? It is my understanding that the course was built to help the drainage coming from the hills to the North of the course. The ponds were catches for the water to safely pass off the mountains down to the course and then gradually move its way in small streams to the underground system that continues between houses on Country Club Lane, close to Gary Lane, and then continue under the bridge to the open arroyo and pass through large pipes, which you can see. This improvement was made just before I started selling in the area and the flood plain was improved so the buyers did not have to provide flood insurance to get a loan. There is also a pumping station at the end of Edgebrook Place and El Norte. There are sump pumps located in a few locations on Fairway Park because of the flooding

that would occur. Several houses on Country Club Lane have water running right behind their homes. This area move the water from the area of No. Nutmeg and Gary westward. I am concerned about the damage to this area and the current homes if you allow this many homes be built. Will the water movements be able to be sustained or will they cause changes to the water movement and therefore cause flooding to the area.

I would like to suggest building 55+ communities as they would be very suited to the area. Also, single family homes that are single level so they also would blend with the present community. I believe the people currently living there are looking forward to having their greenbelt area back. If no golf course then other types of greenbelt. I saw on 60 minutes a small farming area in the middle of new homes. The new homes sold for more money and faster than other areas. I hope you can use your imagination to give the people currently with homes in the Escondido Country Club area a nice, quiet, peaceful area like the area they paid a premium price to live in.

Thank You for reading this long letter. I hope you take to heart how much this means to those of us that have homes in the area. We the people want you to understand we will work with you but we do not want to be cheated out of money and contentment. I would be happy to talk to you if you would like to call me for any reason.

Jo Ann Corich
Property owner in the Escondido Country Club area.
e-mail : joanncorich@cox.net
phone 760-746-5532

--

JO ANN CORICH
National Award Winning Realtor
600+ CLOSED Transactions
BRE Lic. #00861416

Cell-760-522-1557
Res- 760-746-5532
Fax-760-746-7645
joanncorich@cox.net

ERA REAL ESTATE

From: LouAndKen <louandken@cox.net>
Sent: Friday, February 24, 2017 10:43 AM
To: Kristin Blackson
Subject: THE VILLAGES

YES 392 IS TOOOOOO MANY!!!

LORETTA CREED

THE VILLAGES
Case No. ENV 16-0010, SUB 16-0009
NOTICE OF PREPARATION PUBLIC REVIEW PERIOD
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PUBLIC SCOPING MEETING COMMENT SHEET

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CITY OF ESCONDIDO
ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CA 92025



WRITTEN COMMENT FORM

My concerns with the number of homes proposed:
1) Water usage - S. Calif is a desert & must import water. Each new home creates additional shortage that needs to be addressed & the possibility of using reclaimed water for irrigation purposes.
2) Sewage - The current sewage treatment plant is at near capacity. Will this proposed development impact the entire city & create a strain on the sewage treatment system?
3) Increased traffic will adversely affect air pollution, congestion on currently overcrowded roads, particularly Nutmeg @ El Norte & South bound freeway ramps.
4) The loss of over 500 trees has already affected the areas ability to transform carbon dioxide. *over →*
(Attach additional pages as needed)

Kathryn M. Crowe 2-14-17
Signature Date

Kathryn M. Crowe
Print Name

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org

1210 La Mirada Ave
Address
Escondido CA 92026
City State Zip Code
760-522-7770
Phone Number

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5.) The loss of animal habitat, etc.

NOV 21 1977

From: Robert Crowe <recrowe@cox.net>
Sent: Friday, February 10, 2017 9:47 AM
To: Kristin Blackson
Cc: Mike Strong
Subject: ECC Development Proposal

There are numerous concerns about the deficiencies of the ECC proposed development that need to be addressed through the EIR process, they include the current flooding that takes place with even moderate rains and the size and type of holding basins and channeling of runoff. The City is on notice with regard to San Marcos Creek and the containment of water and hazardous flows. There is high ground water in several locations, particularly along what was the 13th fairway. Traffic in the area leading to some locations is currently a problem, particularly at Nutmeg and El Norte, and will be unmanageable with a few hundred more cars added to the mix without major street improvements. Southern California is a desert and is in permanent need of imported water to supply existing residents, maybe a requirement for the use of recycled water, at least for landscaping, should be considered. Considering the existing capacity concerns for sewer systems and treatment this proposed development may cause additional problems that will affect the citywide system. The current proposal does not conform to the General Plan that calls for R1-7. It also does not take into consideration the many density transfers that the City has approved over the years which encumbered portions of the Golf Course allowing smaller lot sizes for developments surrounding it. The ECCHO White Paper submitted to the City spells out only 5 of these density transfers out of well over 20 that were done. The City needs to complete a density study to determine how many acres, if any, are still left that have not been encumbered. Without this information the City, developers and residents are operating blind and opening themselves to unnecessary litigation. We are not opposed to reasonable use of the property but this use must consider the rights of others that bought and paid for properties knowing that the City has previously committed lands to be open that were effectively paid for by them.
Robert Crowe

From: Robert Crowe <recrowe@cox.net>
Sent: Saturday, February 11, 2017 5:07 PM
To: Kristin Blackson
Cc: Mike Strong
Subject: NUWI Mailer Regarding ECC Property

Kristin Blackson

Today, we received another flyer from NUW misstating their project and community acceptance. In it they list Q.s with their answers, my following comments I think more accurately reflect correct answers.

Are lot sizes consistent? No they are not as there are no density trades provided for the substandard lots as was the case of all existing developments that are part of the ECC community. At present at least half of the acreage has been encumbered by prior developments.

Why can't we build fewer homes? This is a complete misinterpretation of the General Plan. The area is zoned R1-7 which is minimum lot size 7,000 sq ft. After deleting the encumbered acreage, the necessary drainage areas, streets and required open space there might be 30 acres left before deducting the commercial area for the restaurant they would be lucky to have 25 acres and using their formula of 5.5 that would allow 137 single family homes.

Will current residents have access? Maybe during construction but not after the HOA is operating and paying the bills.

Are apartment units or low income houses planned? The plans call out for extremely small lots and condos. The lot size would be suitable for low income as there is no usable outdoor area.

What about privacy concerns. The decision to have all structures at least two story means nearly all the existing one story homes will have the new homes staring down at them as well as blocking view lines.

A further note, they imply that their meeting and colored drawings that showed nothing were supported by the community. This is a fabrication. At nearly all the meetings the residents said they wanted to see nothing over one story and at least 7,000 sq ft lots along with open areas. If they think we supported their dog and pony show I guess I would have to agree as it showed there were no houses to be built, only open space and a restaurant.

Robert Crowe

From: Robert Crowe <recrowe@cox.net>
Sent: Monday, February 13, 2017 3:48 PM
To: Kristin Blackson
Cc: Mike Strong
Subject: ECC

One area that often gets overlooked in considering new housing subdivisions is the construction phase. With all the heavy equipment utilized for earth moving and construction there is a large amount of diesel fuel consumed with resulting air pollution and a great deal of noise. Normally construction is constrained to a 6am start which is not too bad in working neighborhoods where people are getting ready for work, but in retirement areas like Escondido Country Club as most do not need to rise early for work, they did that for their working careers, maybe the EIR should study later start times like 8 AM. After the grading there will be a great deal of dust and dirt generated by trucks hauling materials over rough graded dirt roads and more noise from construction machines. It is well known that during the periods of tract construction with surrounding homes that there is an increase of crime by bringing many people into what has been a quiet safe neighborhood. The question here is how can the safety of the existing residents be assured without having extra burdens placed on the city's law enforcement as the only money generated from this project is for the developers. The City's study during the Prop H period clearly pointed out this problem and ,as yet, it has not been answered.

Robert Crowe

From: Kathe Hillestad Crowe <kathe@cox.net>
Sent: Wednesday, February 08, 2017 5:57 PM
To: Kristin Blackson
Subject: Escondido Country Club

My husband and I bought our residence on the Escondido Country Club course 12 years ago when we downsized from a large property in southeast Escondido where we lived since 1983. Our purpose was to have a smaller one story home, on what we understood from the history of the ECC, to be permanent open space and in a safe neighborhood. Although we lived in another part of Escondido for many years we were quite familiar with the area as our son had worked at the club and his High School Golf Team played there as their home course. There are many elderly people living around the ECC as it was promoted as an active retirement community with golf, tennis and swimming in an environment that was friendly and safe. Now these same people have been verbally attacked with threats to place liens on their homes, have had tons of raw chicken manure dumped behind their homes all as intimidation to force their silence, not to mention the ugly used chain link construction style fence surrounding the property.

The proposal for 392 tiny lot (about 2500 sq ft) 2 story homes with 78 condo is not in keeping with the existing homes most of which are on at least 7,000 sq ft lots. There are some exceptions where prior city councils allowed smaller lots while requiring transfer of densities utilizing golf course acreage with an encumbrance. This large urban style development would create traffic and pollution problems added to the existing problems that occur daily at Nutmeg and El Norte where one has to wait two or three signals to make turns and quite often the freeway on ramp is backed up from the on ramp to Nutmeg. Another large impact of this proposed development is the visual affect of having an almost solid 25-30 foot solid wall instead of the existing vistas. To add insult the developer stated at his neighborhood meetings that he would be planning single story homes more suitable to older buyers and he would not consider condos as well as maintaining views. Along with the developer the City has failed to protect the citizens through the General Plan and zoning process, just a few years ago it was updated again and again the City failed to correct their past errors. While the past City failures will not be acknowledged or corrected because of legal fears the allowance of the proposed "instant slum" by an outsider who only cares about his profit will cause a great deal of upset and grave disappointment by the many long time Escondido residents.

Kathe Crowe
760-522-7770

From: Mike Strong
Sent: Thursday, February 09, 2017 5:22 AM
To: ccurry@classicalacademy.com
Cc: Kristin Blackson; Bernadette Bjork
Subject: RE: [Website Feedback]: Curry

Cameron

Thanks for reaching out to the City to express your thoughts about the Villages - Escondido Country Club Project proposal. We have been getting a lot of emails lately, and we are reviewing all of them.

As you know, the City is working through a process to review the Project proposal in accordance with all of the City's rules and regulations. A part of this process is to hear from people like you about what works and what doesn't.

We established a project website to keep everyone up to date on what is going on with the City's review (www.escondido.org/ecc.aspx) and so that everyone knows when it is important to provide input. And since public input is an important part of this review, we provided some detail on what the public can expect moving forward. Please use this as a resource.

At this point, the applicant submitted an application and the City is reviewing the Project proposal. Part of this review will include the development and public review of an informational report on the environmental effects of the project. To help you understand what an Environmental Impact Report (EIR) process is, what it isn't, and how the EIR process may be used to address your concerns about traffic, public services, community character, and many other environmental factors, a public scoping meeting will be held on **Monday, February 13, 2017 from 4:30 p.m. to 7:00 p.m.** The meeting will be held at the City of Escondido, Mitchell Room. Please note that this Scoping meeting is not a public hearing. The Scoping meeting is to kick-off the EIR process, and learn what all will be involved in the EIR process, which is expected to take several months to complete. All written comments received at this meeting will be considered in the preparation of the environmental documents and become part of the record.

Thank you.

Mike Strong
Assistant Planning Director
City of Escondido

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Tuesday, February 7, 2017 12:24 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: [Website Feedback]: Curry

Cameron
ccurry@classicalacademy.com

Leaders:

I saw the press coverage in the Union Tribune detailing the meeting hosted at City Council regarding New Urban West and the need to hire an outside planner for the project. The part in the story that I found most interesting was the comments from the Mayor about the number of emails you have received from those

apposed to the project. As a resident in the area that lives two blocks from the blighted, and now lush green-weeded area, I am in full support of the project moving forward. Most of the opposition I have heard from my neighbors has been to the hope that one day a full-scale 18-hole golf course would return. We all know that this is not going to happen. Please count my vote in the YES column so that we can close this chapter for Escondido and move forward with a new jewel in the Escondido crown.

All My Best!

Cameron Curry

1621 Vaquero Glen

Escondido, CA 92026

THE VILLAGES
Case No. ENV 16-0010, SUB 16-0009
NOTICE OF PREPARATION PUBLIC REVIEW PERIOD
January 25, 2017 through February 24, 2017

PUBLIC SCOPING MEETING COMMENT SHEET

Monday, February 13, 2017
CITY OF ESCONDIDO
ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CA 92025

WRITTEN COMMENT FORM

My biggest concerns would have to do with: 1. Traffic - it is already hard to get on I-15 south bound in the AM 2. The ability of the infrastructure to handle the additional load. Water supply, sewer capacity, Electrical. 3. General Noise from the added congestion.

(Attach additional pages as needed)

MAIL or E-MAIL FORMS TO:

Kristin Blackson
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
E-mail: kblackson@escondido.org


Signature _____ Date _____
Dale T. DeLaney
Print Name _____
2030 Camino DR
Address _____
Escondido, CA 92026
City State Zip Code
619 520 1333
Phone Number _____

COMMENTS MUST BE RECEIVED BY 5:00 PM, FEBRUARY 24, 2017

From: nancy delaurentis <nancy.delaurentis@gmail.com>
Sent: Friday, February 24, 2017 4:36 PM
To: Kristin Blackson
Subject: Opposing the 392 dwelling project

Hello Ms. Blackson!

I am writing you to respectfully inform you of my opposition to the 392 dwelling project on the old Escondido Country Club property.

Twelve years ago my husband and I purchased our home on 1531 David Drive, Escondido. Our property is adjacent to the golf course on what was previously the 7th green of Escondido Country Club. We paid much more than what the house and the land was worth due to the fact it was on the golf course which we were members. We had no problem paying the additional price because our backyard view expanded into beautifully sculptured greenery.

I am aware we will not have the pleasure of having the golf course returning. I can not support a housing development of 392 dwellings in the small allotted property.

The crowding of the houses that will be built up to my backyard will have a negative impact of the value of my home.

Over the years I have witnessed flooding on the previous 7th and 17th fairways when it rained. The area is in a flood zone.

392 homes will cause severe and hazardous traffic congestion in the surrounding streets. The Country Club area does not have the infrastructure to support the number of cars that will be added.

The existing schools will not be able to support the number of new children if 392 dwellings are built. The elementary schools and high schools are already over crowded.

Escondido is already sparse in open space that allows our natural resources and wildlife to flourish. Please do not approve the 392 dwelling project on the previous Escondido Country Club.

Thank you in advance for your consideration.

Nancy DeLaurentis
1531 David Drive
Escondido, CA 92026
Sent from my iPhone

From: mslater.2014@cox.net
Sent: Monday, January 30, 2017 3:36 PM
To: Mike Strong
Cc: khl@lfap.com; Kristin Blackson
Subject: RE: The Villages; Sub 16-009

Mike Strong,

Thank you for acknowledging receipt of the ECCHO White Paper.

Please note that the White Paper includes an initial study of the restrictions flowing from certain of the density transfers historically granted to the collective Country Club projects. The Paper only analyzes the impact of five such projects. There are scores more developments that were completed based on the same density bonus principle. ECCHO hereby formally requests that the City complete the density transfer study, including all projects that were developed based upon the set-aside of open space provided by the golf course.

Completion of such analysis must be included in the scope of work to be defined by the City's scoping study for the Villages Project.

We would be happy to meet with you to discuss an alternative concept plan submittal and are available to meet this Thursday, Friday morning or next week at your convenience.

Thanks, Mike Slater
ECCHO President

On Mon, Jan 30, 2017 at 2:32 PM, Mike Strong wrote:

> Mike Slater,
>
> It may be easier to talk in person about your email request. The
> Villages - ECC application includes a specific plan proposal and a
> site development plan (i.e. tentative map application).
> I can meet later this week or next.
>
> I am also confirming receipt of your white paper, dated January 26,
> 2017, which will become part of the public record.
>
> Thanks
>
> Mike Strong
> Assistant Planning Director
> City of Escondido
>
> -----Original Message-----
> From: mslater.2014@cox.net [<mailto:mslater.2014@cox.net>] Sent: Friday,
> January 27, 2017 9:48 AM

> To: Mike Strong <mstrong@escondido.org>
> Cc: Ken Lounsbery <khl@lfap.com>; Mike Slater <m Slater.2014@cox.net>
> Subject: The Villages; Sub 16-009
>
> Mike,
>
> ECCHO is considering submitting an alternative concept plan for the
> above noted project. What are the City standards/requirements for such
> a plan?
> I was unable to find any on the City's web site.
>
> Your assistance is appreciated.
>
> Thanks, Mike Slater
> m Slater.2014@cox.net
> 619-990-6377

From: eagle2win@gmail.com on behalf of Rick Elkin <Rick.Elkin@cox.net>
Sent: Thursday, February 02, 2017 5:45 PM
To: Kristin Blackson; Mike Slater
Subject: Scoping Meeting Re: ECC

February 2, 2017

Honorable Escondido City Council Members and
Members of the Planning Commission:

Speaking as someone who has lived in the neighborhood for 30 years, the City of Escondido owes the residents an outstanding effort to mitigate the unnatural disaster that has occurred. We did not bring this on ourselves. Our community was a settled, peaceful and connected neighborhood before the Great Recession, and only the mismanagement of the golf entity allowed a perfect storm to usher in the opportunity for a property speculator to seize the moment.

What we have now is a financial and environmental disaster, no different than a flood, other than the fact that it is entirely man-made by one person who is exploiting it exclusively for his own personal benefit. His surrogate's plans do nothing to help the community to recover what it lost. NUW's plans serve only the property owner's needs and dismisses the destruction of the existing equity and attractiveness the neighborhood has enjoyed for over fifty years! The property owner's enormous demands are forcing the builder to push for high density housing where it is completely inappropriate.

The City must also recognize the historical intent of the planning commission: to create a community that services retirees, that celebrates the great outdoors and that supports a sense of community through mutual recreation and social activities. The golf course may be gone, but the character of the neighborhood can and should be preserved.

So please review the NUW submission as a 'Pie-in-the Sky' attempt to maximize their ROI. And recognize that the existing community must be served before the selfish needs of the property owner. He is asking you to give him approval on a near 5000% return on his relatively small investment, and in return, offers nothing to replace the iconic centerpiece, the heart and soul, of what was once an exclusive and admired residential address.

Your main objectives should be:

- Social and environmental sustainability
- Preserve wildlife habitat/flora & fauna to support existing semi rural ambience
- Manage stormwater runoff and wetland treatment facilities
- Avoid increased traffic pressures:
 - New residents should not be dependent on automobiles', be transient
 - Maintain golf cart/personal transportation device zones
 - Provide long term senior care facilities on small footprint
 - Cluster condominium and apartments units on small footprints
 - Include small enclaves of single story SFH for empty nesters
- Provide walking paths, bike paths, children playgrounds and dog parks
- Include light use commercial services, farmers market, day spa, vineyard/brewery rooms

- To create a new 'Country Club' identity that will help existing homes recover their value

Your obstacles will be:

- Owner demanding nearly 5000% ROI; rules out most of the above goals
- Zoning is for SFH only; would require changes to General Plan
- No one plan can address the variety of products and services required
- City may have to assume some costs of maintenance (dog parks, childrens playgrounds)
- Assessment districts may be implemented to maintain walking trails, bike paths, etc.

It is a big order, but simply capitulating to the selfish demands of an uninvolved property speculator is abdicating your fiduciary responsibilities. His minimal investment should open the door for the city to accomplish great things while availing him ample opportunity to make a decent profit.

Sincerely,

Rick Elkin
1705 Echo Valley Lane
Escondido, CA. 92026
760 877 1262
rick.elkin@cox.net

--

From: Mike Strong
Sent: Thursday, February 09, 2017 5:23 AM
To: Estrada2053@yahoo.com
Cc: Kristin Blackson; Bernadette Bjork
Subject: RE: [Website Feedback]: Not supporting Ecco

Daniel

Thanks for reaching out to the City to express your thoughts about the Villages - Escondido Country Club Project proposal. We have been getting a lot of emails lately, and we are reviewing all of them.

As you know, the City is working through a process to review the Project proposal in accordance with all of the City's rules and regulations. A part of this process is to hear from people like you about what works and what doesn't.

We established a project website to keep everyone up to date on what is going on with the City's review (www.escondido.org/ecc.aspx) and so that everyone knows when it is important to provide input. And since public input is an important part of this review, we provided some detail on what the public can expect moving forward. Please use this as a resource.

At this point, the applicant submitted an application and the City is reviewing the Project proposal. Part of this review will include the development and public review of an informational report on the environmental effects of the project. To help you understand what an Environmental Impact Report (EIR) process is, what it isn't, and how the EIR process may be used to address your concerns about traffic, public services, community character, and many other environmental factors, a public scoping meeting will be held on **Monday, February 13, 2017 from 4:30 p.m. to 7:00 p.m.** The meeting will be held at the City of Escondido, Mitchell Room. Please note that this Scoping meeting is not a public hearing. The Scoping meeting is to kick-off the EIR process, and learn what all will be involved in the EIR process, which is expected to take several months to complete. All written comments received at this meeting will be considered in the preparation of the environmental documents and become part of the record.

Thank you.

Mike Strong
Assistant Planning Director
City of Escondido

From: Bernadette Bjork
Sent: Tuesday, February 07, 2017 3:20 PM
To: Mike Strong
Subject: FW: [Website Feedback]: Not supporting Ecco

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Tuesday, February 7, 2017 2:55 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: [Website Feedback]: Not supporting Ecco

Daniel Estrada
Estrada2053@yahoo.com

Hello to whom it may concern.

I am a resident at 2053 Vera lane in the country club area. I would just like to let you know I am not with ecco's plan of keeping the golf course. I feel we need to rebuild the area to uplift the view point that it is retirement area because it is not. I have children here and it would be a much more pleasant area if it was developed and had the connecting trails like Urban West had planned. Agin I do not support ECCO. Thank you for your time.

From: Bob Fawley <rwfawley@cox.net>
Sent: Saturday, February 18, 2017 9:50 AM
To: Kristin Blackson; John Masson; Mike Strong; Sam Abed; Michael Morasco; Olga Diaz
Subject: Comments on "The Villages"

These are our comments on building "The Villages" on the Escondido Country Club property. Thank you for your consideration.

- The Country Club community homes were developed around the golf course. In many cases, homes and condos were built on sub size lots, mitigated by open space on the golf course. To build on those mitigation acres should not be permitted. The formal "density study" must be done to determine if any homes can be built, but in no case should units be permitted on lots of less than 7000 square feet.
- Country Club Lane is a shortcut between Interstate 15 and Highway 78. It is used extensively by speeding commuters and makes a dangerous traffic situation in the neighborhood for drivers and walkers. Adding houses and hundreds of additional cars to this area would be a disaster.
- The aesthetics of a once great community would be destroyed by filling in open space with houses and condos, especially multi story buildings. None should be permitted.
- Several areas of the golf course flood when we have heavy rainfall, and the water ends up in San Marcos Creek and Lake San Marcos. Houses in the flood plain will degrade this water quality.
-
- Robert and Carol Fawley
- 1521 David Drive
- Escondido

From: Betty Ferrell <realtorferrell@yahoo.com>
Sent: Tuesday, February 21, 2017 2:04 PM
To: Kristin Blackson; John Masson; Sam Abed; Ed Gallo; Michael Morasco; Mike Strong
Cc: Connie Smeyres; Pat Hunter; Mike Slater; 'Kenneth Lounsbery'; Kathleen Taylor; 'Jack Hall'; Bob Crowe; Katey Hoehn; Mike Rousseau; Gary Johnston; Rick Purpura; Lindy Purpura; Betty Ferrell
Subject: Fw: PROPOSED ECC DEVELOPMENT

All: When my family moved to Escondido from Orange County 40 years ago, it was for the Escondido County Club community and all it had to offer . . . golf course, clubhouse, social center, pool, tennis courts and an amazing lifestyle we had been searching for. When we did our research, we were told the golf course was a flood basin and would always be there! Well, surprise, surprise . . . suddenly, approximately four years ago, our whole world changed! An out-of-town investor acquired the property through foreclosure and in approximately three months time shut down our community focal point, the Escondido Country Club. What a blow to everyone in the area who had moved here for the same reason . . . a lifestyle!

Fast forward to now . . . SITR has entered into an agreement with NUWI to develop the property. In view of several projects NUWI has accomplished with the city of Escondido, they seem to have the inside track with you to do the development. With the closure of our golf course, property values have plummeted! I have been a top-producing Realtor for over 35 years in the area, and after selling hundreds and hundreds of properties, I can **definitely state** that the closing of the ECC has definitely had a major impact on the reduction of our property values. While the area is still attractive, that focal point added greatly to our values. The addition of hundreds of new homes and/or condos will NOT add to the value of our properties. In fact quite the opposite. Further, the years that will be spent building what they have proposed WILL BE THE MOST DISASTROUS YOU CAN EVER IMAGINE. Living in a construction zone is NOT a good thing and with what they have proposed, we will become a disaster zone during construction and upon completion there will be no redeeming values.

We hope the city of Escondido will keep in mind that our ECC community and the city as a whole have voted down the previously proposed and similar development by SITR. **You as our leaders need to stand by your constituents and not the out-of-towners who are only looking for the money.**

While some sort of development seems inevitable, our city would be better served to approve a project with less homes, larger homes on larger lots, thereby providing more expensive homes and a more desirable community. We need to keep pushing

back and keep Sitr/NUWI from just squeezing in as many homes as they can to see how much money they can squeeze out of our hidden jewel!

Thank you for your consideration.

Betty Ferrell

THE FERRELL GROUP

Berkshire Hathaway Home Services

1895 S. Centre City Parkway

Escondido, CA 92025

Cell: 760-519-4551

BRE#00787863

realtorferrell@yahoo.com

Our family caring for your family!

Reminder: email is NOT secure or confidential. Berkshire Hathaway Home Services California Properties (BHHSCP) will never request that you send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. If you receive an email message concerning any transaction involving BHHSCP and the email requests that you send funds or provide nonpublic personal information, DO NOT RESPOND to the email and immediately contact fraud@bhscal.com.

From: cheri freathy <cafreathy@aol.com>
Sent: Wednesday, February 22, 2017 6:23 PM
To: Kristin Blackson
Subject: Escondido Country Club area

I live in the area of the Escondido Country Club and I think 392 homes is too many.

***Cheri Freathy**
1447 san carlos place
Escondido 92026

From: Mike Strong
Sent: Friday, February 24, 2017 10:31 AM
To: Bernadette Bjork; cheri freathy
Cc: Kristin Blackson
Subject: Re: [Website Feedback]: Escondido Country Club Development

Cheri,

Thanks for expressing your concerns. I also apologize for the delayed response by the city. As you can imagine, we have been getting a lot of correspondences from residents. And we are responding to all of them.

We will be reviewing this project over the next several months and will add your contact information to an email notification system to ensure that you have access to all of the information and are able to provide additional comments when needed.

Mike

Sent from my iPhone

On Feb 23, 2017, at 8:07 AM, Bernadette Bjork <bbjork@escondido.org> wrote:

And another.

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Wednesday, February 22, 2017 6:29 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: [Website Feedback]: Escondido Country Club Development

cheri freathy
cafreathy@aol.com

I live in the Escondido Country Club area and I agree that 392 homes are too many. You can barely keep up with the potholes that our cars currently make.

Cheri Freathy

1447 san carlos place

Escondido, 92026

From: Eric & Christen Freund <ecfreund@cox.net>
Sent: Tuesday, February 14, 2017 8:40 PM
To: Kristin Blackson
Subject: Escondido Country Club Development

Dear Mrs. Blackson

I am writing to express my concerns on the proposed development of the former Escondido Country Club property. As a resident of this community with a house that faces the proposed development, I have much to lose by this proposal. Our house is on a lot approximately 7200 Square feet, typical of this neighborhood and the zoning for the general plan. When I first heard of the development and received paperwork from New Urban West, the literature described single family homes on similar lot sizes, there was never a mention of condos. Since that initial literature came out, the plan that they are proposing is far different than what they sent out in the mailers. Their new plan is an obvious attempt to maximize their profits at the expense of the existing residents. This proposal takes little consideration on the negative impact on the community with traffic and density. The literature that is published by them is very misleading and dishonest as they never mention there are condos nor describe what they are really proposing for the land just below our homes for phase 3. This proposal is unacceptable, and is clearly designed with their best interest, with little regard to the existing community. I am not opposed to development, but to replace the amenities of the golf course, which we thought would always be there when we bought our property, with this proposal is completely wrong for our community. In addition the traffic that this proposal will create and the negative impact on our street, Portola Ave, is unacceptable. Portola ave is already used as a short cut for many residents, Adding these additional multifamily units will make our street congested and unsafe for our children.

As members of our community and as elected members with an obligation to serve the best interest of its citizens, I urge you to reject this proposal and send a message to New Urban West that this proposal does not meet the standards for our community. I would like to see them continue with the strong aspects of their project, but work to create a community that is less dense, takes the consideration of traffic and preserves the open space that we all expected to be part of our community when we bought here.

Thank you

Eric Freund
1320 Portola Ave
Escondido, CA 92026

From: Jeffrey Frey <jbfrey717@gmail.com>
Sent: Friday, February 24, 2017 9:34 AM
To: Kristin Blackson; Mike Strong; John Masson
Cc: Escondido Homeowners
Subject: Case No. ENV16-0010 SUB16-0009 Notice of Preparation Public Review

Kristin Blackson

As a resident of the Escondido Country Club community I have the following concerns about the proposed development;

1. Zoning Density - The current zoning for this area of Escondido is R-1-7 and the City of Escondido has set a precedent for allowing substandard size lots by offsetting these smaller size lots with the open space created by the original golf course area. New Urban West is now using the argument that their development is in conformity with the current smaller lot sizes of the community. This becomes a compounded deviation to the city's zoning designation. I would like to see the zoning requirement remain an R-1-7 which would require the city to leave an open space equivalent to offset all of the substandard size lots originally permitted by the city in the current zoning designation. This open space equivalent should be truly open space and not undeveloped space required by the development such as retention ponds, streets and other right-of-ways.

Another aspect of zoning density would be the impact to property values of all the golf course fronting properties from the loss of the open space created by the golf course. These property owners paid a premium for that privilege and the city has a fiduciary responsibility to these property owners to protect their investments whereas they have that ability.

2. Traffic - With the proposed 392 homes comes an increase in traffic. Currently Gary Lane and Country Club Lane have become a short cut for commuter traffic heading west towards places of business. These community roads were not designed for this traffic flow and the additional homes from this proposed development would only exasperate the current traffic problems.

Currently the speed limit on Country Club Lane is 25 MPH. This speed limit is very seldom enforced and additional traffic would only make this situation more precarious for pedestrians and cyclist that live in our community.

There are currently 3 all way stops on Country Club Lane between Center City Boulevard and El Norte. These stop sign controlled intersections are very dangerous for the side streets because there is a lot of traffic on Country Club Lane that roll through these intersection or just blow through with out even slowing down. Check with the Escondido Police because I see them setting on Gary Lane and Country Club many mornings and they are constantly writing up violations.

3. Land Improvement - Obviously there will have to be studies done to facilitate water shed management, but what ramifications will have to be implemented to facilitate building 392 homes on the existing golf course land. Will it require multi thousand yards of dirt be brought in to raise low areas? Will subsurface water ways have to be used? What will be the impact of these considerations be on the beauty aspect of the current property owners and on the wild life that currently habitats this land. What will be the impact of the construction traffic, noise and pollution, to implement these considerations.

4. Infrastructure - We have just come out of drought period where the property owners of San Diego were put on water restrictions. How can more and more communities continually be build in this area without consideration for where the water is to come from to support them in the future?

With new communities comes more hard surface areas that generate an additional burden on storm water dissipation. With the current storm water load, as evidence by this years storms, the existing system could not keep up with the storm water flow and caused flooding along Country Club Lane. How will the additional storm water be handled?

These are some of my environmental concerns for development proposed by NUWI. I am not against development but I want to make sure that the most attention be given to truly making the new development conform to the existing development. Before retirement I was a general contractor / interior designer and one of my goals on any project was to insure that the new conformed to the aesthetics of the old. This must be an important factor in developing within our existing community.

Jeffrey Frey

2016 Gary Lane

Escondido, CA 92026

760-522-2886

To Whom It May Concern On the SCOPING / PLANNING Team for the City of Escondido:

Thank you for the opportunity to submit a letter that pertains to the SCOPING plan for the CEQA / Escondido Country Club. There are at least these three important topical area that must be included in any reasonable SCOPING plan. Please allow me to elaborate.

(I) The Escondido Country Club (ECC) Community, its History. Its City of Escondido Zoning Issues. It's Mandated Substandard sized home lots, Its Home tradeoffs for OPEN SPACE. These issues must be examined in the referenced SCOPING plan.

Two fundamental issues, "ZONING" and "OPEN SPACE" are involved here. Any CEQA examination and any subsequent EIR must carefully consider them. The pertinent reference is the City of Escondido Document of the City Council Meeting of July 23, 2014; CA Election Code Section 9212; titled Evaluation of the Lakes Specific Plan.

From this document, Section 4.4 SITR Litigates the Validity Of Ordinance 2103-13....., one of these issues is the captured in the statement:

- *The Country Club development was originally proposed, approved and developed as the "centerpiece" of (and catalyst for) the surrounding development;*

This is the Baseline Community that must be the center of any CEQA review of some new project that would disrupt the community. The 50 plus year of this community is reasonably well documented in this city report. There are well established traffic patterns (and yes, we have streets that are in a sorry shape and need of repair in the ECC neighborhood); known traffic bottlenecks on adjacent and nearby streets (in Escondido and neighboring San Marcos); police and fire protection services; access to uncrowded and quality Escondido K-12 schools; fresh water demand and distribution, in documented quantities with variance known in average aggregate over yearly cycles including drought and moderate rainfall seasons; quite likely secondary water distribution for use on the agricultural area (golf course), flood zones / areas on the golf course that are habitually flooded during periods of either heavy rains or continual rains such as Holes #17 and #7; storm-water and water runoff patterns and outage incidents that can effect runoff into the ocean; sewage needs and waste matter decontamination / oxidation / disposal facilities. (There are numerous traffic bottlenecks already known, such as the entrances to the 15 in Escondido and 78 in nearby San Marcos, plus others, that must be examined in a traffic study.)

Any CEQA analyses must examine what any change to this community would happen in all these livability factors. This examination must evaluate the loss in monetary value to each and every homeowner (to include condominium owner) in the ECC community who bought their property knowing that it was a golf club community that has the requisite amenities of OPEN SPACE, OPEN SPACE views and vistas, clear air with automotive speed limited zones that make street cross walks safer; and a generally safe community atmosphere suitable for walking and other exercise all morning and evening hours.

Any claims that the ECC golf course was ever deliberately understood to be in any other category than OPEN SPACE Element of the General Plan are not supported by the historical record. For example please

refer to the City of Escondido General Elections Report Section 9212 Report, “The Lakes Specific Plan”, p.26.

C. 3) *The Country Club’s Proposed 7-Lot Subdivision*

(Escondido Tract No. 481) in 1981

In January 1980, the Escondido Country Club submitted an application for a small subdivision within the Country Club Property.¹⁴⁰ The Escondido Country Club proposed to construct 7 single-family residences on an approximately 2-acre site.¹⁴¹ As set forth in the Agenda Report for the May 26, 1981 Planning Commission meeting, although zoned R-1-7, the “Land Use Element and the Open Space Element of the General Plan identify this property as ‘Golf Course’ designation—an Open Space category. The existing and surrounding zoning however, would be consistent with a Low Density Residential classification on the General Plan.”¹⁴²

When evaluating the proposed subdivision, City staff emphasized that “one of the more significant issues” pertained to constructing additional home sites within the golf course, when the golf course and recreational facilities were “an integral part” of the development of the area. Nevertheless, it was City staff’s opinion that the relatively small proposed subdivision over 2.0 acres would not materially affect the surrounding land uses or the golf course. As explained in the City’s Agenda Report for the May 26, 1981 Planning Commission meeting:

“When the golf course was first constructed under a Conditional Use Permit, (64-15-58) it was an integral part of the Country Club development, which included the golf course, club house, associated recreational facilities, and units one and two of the Golden Circle Subdivision. As a part of that approval, several variances were granted with regard to setbacks, lot sizes, street widths, etc., for the proposed residences. These variances were justified, in the main, due to their proximity to adjacent open space or recreational areas, including the golf course. In addition, it is clear that the subsequent sales and sale price of many units in the Country Club area were based on their proximity to and views of the golf course. It seems obvious from past actions that the existing golf course was intended to remain as an integral of a planned community. With regard to this particular piece of property, it would appear that this subdivision could be approved and constructed without significantly reducing either the area or playability of the existing golf course. The concern of surrounding property owners as well as staff is that future proposals of this kind, if approved, could result in a degradation or elimination of the existing golf course facility, to the detriment of the surrounding area.”¹⁴³

The Escondido Country Club never moved forward with this proposed subdivision.

The City of Escondido must provide a complete and thoroughly documented audit trail all city planning and zoning changes that have occurred from the initiation of the ECC project, known as the “Golden Circle Retirement Community, in the early 1960s.

It does not pass the “Common Sense” test (also-known-as the “SMELL TEST”) that the OPEN SPACE designation was NOT clearly identified, maintained and attached in all City Of Escondido planning documents to the ECC Golf Course. Let me emphasize, in my considered opinion, all Ethical Citizens of the City of Escondido when queried would acknowledge that “SMELL TEST” odor. (May I note that my considered opinion was formed from hours of campaigned against Proposition H throughout the City of Escondido.)

This City zoning of “OPEN SPACE-GOLF COURSE DESIGNATION is the only appropriate

designation for the actual ECC golf course. Therefore, provided that the Citizens of Escondido agree with this designation, then this SCOPING effort and subsequent CEQA reports for this essentially REDUX of “The Lakes Specific Plan” is void; it should be terminated.

- *The "country club" community which evolved over time was approved with substandard home sites specifically on account of the fact that the Country Club provided the open-space and green-space corridors needed to offset the substandard, overbuilt nature of the home sites;*

A peculiarity of this ECC community is that builders and developers were allowed to use substandard sized lot sizes (variances from the zoning R-1-7 for the housing element of this community) in some type of exchange for an “OPEN SPACE” allocation elsewhere. Presumably that “elsewhere” referred to the ECC. The City must provide a complete quantitative audit, with suitable documentation, of all the property built, adjoining the golf course proper as well as in the vicinity (broader neighborhood in NW Escondido) of the ECC, for which any variances or tradeoffs in lot size were made as part of City Council decisions and subsequently were noted on city maps.

Yes, as this referenced City of Escondido Section 9212 report notes, we in the ECC community live with substandard, overbuilt nature of the home sites. A simple look at an on-line EARTH (aerial view of earth surface) GOOGLE shows in dramatic fashion how we are limited in OPEN SPACE. Minus this OPEN SPACE, we live in a densely-packed area.

PARKLAND, you may ask? Non-existent. While the ECC was opened and not lined by a crude construction site chain link fence, there was a mutual (but unwritten to the best of my knowledge) community understanding that people in the community, together with their children and grandchildren, would walk in either early morning or late evening, when the golfing activity subsided, on the golf cart paths. Now, there is no parkland in our area. Any further development will just deepen our deficiency of available parkland.

Yes, these are multiple issues impacting any further development of the ECC that would drastically change it from its original and 50 plus year continuous existing intent as an OPEN SPACE golf course. Not only the loss in home \$\$\$ values that the homeowners are now facing, but the surprise of a “bait-and-switch” operation from the time the homeowners acquired their property. If a “bait –and-switch” operation happened, did it occur either through innocent neglect; miscommunication; deliberately ambiguous directives for zoning and map planning and preparation documents; or some other reason? What and Where are the City of Escondido’s calculations for the \$\$\$ loss in property values for the ECC homeowners?

A critical question for a CEQA is, “Is there any OPEN SPACE on the ECC that is not accounted for in some earlier city planner-city council-builder-developer transaction that was part of the substandard lot transaction in the ECC neighborhood as well as nearby parts of the City?” It may well be that there is NO AVAILABLE LAND ON THE ECC TO BUILD ANYTHING. End of CEQA. Prepare such documentation.

Let me summarize: Zoning: Specifically do we have the historically intended and correct zoning for the ECC and its environs? OPEN SPACE: Is all OPEN SPACE allocated to the ECC by the

housing residents of ECC community; a condition that would preclude any further development? These topics must be in the SCOPING Plan.

(II) CLIMATE CHANGE. DIRECTIONS FROM THE GOVERNOR AND STATE LEGISLATURE. THE EFFORTS OF THE STATE OF CALIFORNIA, TO DEAL WITH ITS DELETERIOUS EFFECTS, THE DIRECTIVES OF THE STATE must be included within the “SCOPE” of this CEQA. Quality of Life ISSUES for California Citizens as necessary for SURVIVING CLIMATE CHANGE

Please allow me to call your attention to the basic CEQA document, which states as follows:

**California Environmental Quality Act
California Public Resources Code
Division 13. Environmental Quality**

§ 21001. ADDITIONAL LEGISLATIVE INTENT

The Legislature further finds and declares that it is the policy of the state to:

(a) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.

(b) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.

(c) Prevent the elimination of fish or wildlife species due to man’s activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.

(d) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.

(e) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.

(f) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.

(g) Require governmental agencies at all levels to consider qualitative factors as well as

economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.

It should be evident that the existing ECC community (and its community organization ECCHO) is in conformity with the California Environmental Quality Act at this time. I would postulate that it is relatively easy to destroy a community whose individual and family members are in equilibrium with OPEN SPACE-natural habitat and with the other members of an inclusive and diverse community. To create one is difficult.

Any proposed disruption of the ECC community by more building into our narrow valley of OPEN SPACE would seriously disrupt our community. Potentially more walls, where there are none now, to segregate sections of the land area could be planned. What happens to our community now? Are we not completely disjoint from these CEQA Environmental Quality standards? Any "scope" activity for CEQA must consider these factors as per CEQA Section 21001. Each of these items, Section 21001, (a) through (g) must be considered with respect to the inclusive history of the ECC Golf Course and the "Golden Circle Retirement Community" as they evolved into the current ECC (and ECCHO community Organization).

In addition to these aforementioned issues being within the "scope" of any CEQA review, the quality of life issues, the nature habit of the golf course with its resident egrets, hawks, and other wildlife resident in trees and ponds, the biological issues associated within the ECC Golf Course, which may involve the Federal Migratory Bird Act and other Federal and State Endangered Species Acts' must be addressed.

The maintenance of the ECC lifestyle must not be lightly disturbed nor lightly dismissed.

The ECC is a special situation due to the long history of the community, as well as the recent legal and city actions. In August 2013, the City Council unanimously approved Ordinance 2013-13 which stated that the ECC property was an OPEN SPACE. In November 2014, the Citizens of Escondido defeated Proposition H (AKA "the Lakes Specific Plan") with over 61 % of the vote. The current proposal, which is the impetus for calling this Scoping effort, is essentially a SAD REGURGITATION of "The Lakes Specific Plan". The Citizens have spoken; they do not want development of the ECC. This is why Section 21001 and the Governor of California's Directives are very relevant.

With respect to the directives of the State of California regarding Climate Change, the scope of this CEQA must address the following greenhouse gases (GHG) that would be created and emitted into the atmosphere during any change in the ECC property. As stated in AB 32, this includes the major GHGs and groups of GHGs. These gases include:

1. Carbon dioxide (CO₂)
2. Methane (CH₄)
3. Nitrous oxide (N₂O)
4. Hydrofluorocarbons (HFCs)
5. Perfluorocarbons (PFCs)

6. Sulfur hexafluoride (SF₆)
7. Nitrogen trifluoride (NF₃)

The potential (and most probable) emissions from any potential building / housing / industrial development must be compared with the baseline emissions from the ECC golf course (agriculture like element) today. How could any quantitative analysis claim that the GHG emissions would not exceed significantly those from the ECC golf course? A proof from the City of Escondido is required.

There are many pertinent efforts that are part of the official directions and activities of the state of California at this time. Below in tabular form are just a few from the Governor of California's office. There are many more such directives. A CEQA that proposes development on the ECC must address all of these Climate Change directives. Most importantly the CEQA must consider not just today's standards for GHGs due to transportation and building and other pollution sources, but the standards that will be in force 5, 10, 20 years from now.

April 29, 2015	<u>Governor's Executive Order # B-30-15</u>	<p>EO-B-30-15 sets a greenhouse gas (GHG) emissions target for 2030 at 40 percent below 1990 levels.</p> <p>The Governor's executive order aligns California's greenhouse gas reduction targets with those of leading international governments ahead of the United Nations Climate Change Conference in Paris later this year. The 28-nation European Union, for instance, set the same target for 2030 just last October.</p> <p>California is on track to meet or exceed the current target of reducing greenhouse gas emissions to 1990 levels by 2020, as established in the California Global Warming Solutions Act of 2006 (AB 32). California's new emission reduction target of 40 percent below 1990 levels by 2030 will make it possible to reach the ultimate goal of reducing emissions 80 percent under 1990 levels by 2050. This is in line with the scientifically established levels needed in the U.S. to limit global warming below 2 degrees Celsius - the warming threshold at which scientists say there will likely be major climate disruptions such as super droughts and rising sea levels.</p>
April 25, 2012	<u>Governor's Executive Order # B-18-12</u>	EO-B-18-12 calls for significant reductions in state agencies' energy purchases and GHG emissions. The Executive Order included a <u>Green Building Action Plan</u> .

		<p>“WHEREAS the California Global Warming Solutions Act of 2006 requires the State to reduce greenhouse gas emissions to 1990 levels by 2020 and beyond, and the energy used in buildings accounts for the second largest contribution to California’s greenhouse gas emissions.”</p>
<p>March 23, 2012</p>	<p><u>Governor's Executive Order # B-16-12</u></p>	<p>EO-B-16-12 orders State agencies to facilitate the rapid commercialization of zero-emission vehicles (ZEVs). The Executive Order sets a target for the number of 1.5 million ZEVs in California by 2025. Also the Executive Order sets as a target for 2050 a reduction of GHG emissions from the transportation sector equaling 80 percent less than 1990 levels.</p> <p>“WHEREAS the transportation sector is the biggest contributor to California’s greenhouse gas emissions and accounts for approximately 40 percent of these emissions; and</p> <p>WHEREAS California should encourage the development and success of zero-emission vehicles to protect the environment, stimulate economic growth and improve the quality of life in the State;”</p>

The scope effort for this CEQA must quantify what reduction in GHG emissions would be achieved by any development on the ECC property (that is, if any such reduction if GHG emissions were possible); what green building process, procedures and design features would be mandated and required, and the GHG emissions that would result. What requirements for zero-emissions vehicles would levied on any and all occupants of the proposed development? Remember that the use of the ECC as a functioning golf course meant that only electric golf carts could be used on the cart paths of the premise. How could any proposed development achieve any lower GHG emissions level? This total GHG emissions level must be specified and quantified.

Could any reduced GHG emissions be achieved, compared with the ECC golf Course as the “baseline” situation? Please provide a quantitative proof. The current ECC community does not consider “asking for a waiver from the relevant CA state agency” as a suitable answer.

(3) MEDICAL ISSUES THAT ARE IMPORTANT TO THE ECC COMMUNITY AND MUST BE INCLUDED IN THE SCOPING PLAN /CEQA

There are a number of medical issues that would impact the ECC if any building / residential construction were to be done on the ECC Golf Course. At present time, this Open Space is reverting to a natural open space. Still, we are experiencing our typical ocean winds and clear air all around the periphery of the golf course. Any change would destroy these wind patterns. In addition, air pollution would increase from the buildings that might be placed on the golf course, as well as the decided increase in auto / truck pollution. Another negative factor is that the reduced speed limits on the adjacent roads (currently set at 25 MPH typical on W Country Club Lane so as to permit golf cart traffic to proceed safely) would be removed. More unneeded and harmful air pollution and noise would definitely result.

We already have the constant background noise from the 15 permeating our community. We do not need any more traffic noise.

This additional air pollution would most certainly have a harmful effect on the lives and quality of life of the ECC residents. (We have already had a pungent example of this when the current owner of the ECC Golf Course, Mr Schlesinger, dumped raw chicken manure at selected spots on the ECC in early April 2014; the normal wind patterns made many downwind residents sick for several days. My family and I were among those getting sick.) Particulate air pollution would follow similar air stream patterns thought the ECC community.

We are cognizant of several recent reports in the Journal of the American Medical Association (JAMA) investigating the medical effects of air pollution. The first examines air pollution effects with bronchial effects and asthma in children; the second with myocardial events in adults, and the third with cognitive decline /onset of Alzheimer's disease in Older Women.

(A) April 12, 2016

Association of Changes in Air Quality With Bronchitic Symptoms in Children in California, 1993-2012

Kiros Berhane, PhD1; Chih-Chieh Chang, PhD1; Rob McConnell, MD1; et al W. James Gauderman, PhD1; Edward Avol, MS1; Ed Rapaport, MPH1; Robert Urman, PhD1; Fred Lurmann, MS2; Frank Gilliland, MD, PhD1

Importance Childhood bronchitic symptoms are significant public and clinical health problems that produce a substantial burden of disease. Ambient air pollutants are important determinants of bronchitis occurrence.

(B) June 13, 2012

Main Air Pollutants and Myocardial Infarction A Systematic Review and Meta-analysis

Hazrije Mustafić, MD, MPH; Patricia Jabre, MD, PhD; Christophe Caussin, MD; et al Mohammad H. Murad, MD, MPH; Sylvie Escolano, PhD; Muriel Tafflet, MSc; Marie-Cécile Périer, MSc; Eloi Marijon, MD; Dewi Vernerey, MSc; Jean-Philippe Empana, MD, PhD; Xavier Jouven, MD, PhD

Conclusion All the main air pollutants, with the exception of ozone, were significantly associated with a near-term increase in MI risk. (*Note:MI ==Myocardial Infraction ==Heart*

Attack)

(C)Feb 13, 2012

Exposure to Particulate Air Pollution and Cognitive Decline in Older Women

Jennifer Weuve, MPH, ScD; Robin C. Puett, MPH, PhD; Joel Schwartz, PhD; et al Jeff D. Yanosky, MS, ScD; Francine Laden, MS, ScD; Francine Grodstein, ScD

Conclusion Long-term exposure to PM_{2.5-10} and PM_{2.5} (*Note: PM ==Particulate Matter*) at levels typically experienced by many individuals in the United States is associated with significantly worse cognitive decline in older women.

Despite the tremendous public health importance of cognitive decline and dementia in older age and much effort to develop effective preventive and treatment regimes, few modifiable risk factors have been identified. One model has forecasted that a broadly applied intervention that delays the onset of Alzheimer disease (AD) by 2 years could reduce the number of prevalent cases in the United States by approximately 2 million over a 40-year interval.

To summarize, all these medical issues would arise, and no doubt worsen, if any changes were made to the ECC OPEN SPACE. We are a quite densely packed ECC community as it is right now. All of these air pollution-induced medical issues are major concerns to the current residents of the ECC area. We have a population mixture of children, parents and grandparents in residence. Any change in our OPEN SPACE will have a potential negative effect on EVERYONES' quality of life. These medical considerations must be an important part of this Scoping study.

Again, thank you for the opportunity to bring these issues up to the attention of the SCOPING / Planning Team for the City of Escondido.

Frank G Freyne
1408 W Country Club Ln
Escondido CA 92026

February 17, 2017

From: Terri Fry <tfry@pacificwesternbank.com>
Sent: Wednesday, February 15, 2017 10:19 AM
To: Kristin Blackson
Subject: Scoping Meeting -The Villages- Escondido Country Club

Hi Kristin,

I wanted to personally thank you for listening to my concerns regarding the proposed development of the Escondido Country Club. I also had the opportunity to speak with other persons in the Planning Division. As I had mentioned to you, I have been a homeowner in the ECC since 1981. I have also worked here in Escondido for the past 36 years. I am now 63 years of age, and close to retirement. The reason we chose to remain in our home was the fact that we loved the Country Club area and the close knit family of friends. We enjoyed the amenities the ECC offered us, and the open space it provided. It was quiet, it was clean, and the homeowners in our neighborhood had a pride of ownership.

Although saddened that the golf course has closed, I truly feel that many of my neighbors would desire to stay in the area if it continued to stay quiet, and provided open space. Many residents have stayed here because they enjoyed the quality of life it provided. We all paid a high price to live in this area, as the ECC was considered one of the nicest neighborhoods in Escondido.

The proposed project known as The Villages will drastically change this neighborhood if they are allowed to build so many homes. We would feel like sardines jammed into a tin can. The wildlife would also disappear and the noise and traffic would rise. Many of these residents are seniors, who are now on social security income and cannot afford to move at this time in their life. Many of my neighbors express their frustration to me since I am somewhat younger and have lived here so long. Please reject this proposal as the neighborhood cannot support this large of a project with this many homes. Thank you for your consideration.

Respectfully,

(1833 Cortez Ave. Escondido, CA -Mary T. and John H. Fry)

Terri Fry
Vice President
Assistant Group Manager, Small Business and Consumer Lending Group
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From: Kathy Funk <katfunk2@yahoo.com>
Sent: Thursday, February 02, 2017 2:10 PM
To: Kristin Blackson
Cc: Sam Abed; Michael Morasco; Olga Diaz; John Masson; Ed Gallo
Subject: Escondido Country Club Development

Good Day Ms. Blackson,

I am writing in regard to the development proposal that New Urban West has submitted to the city for approval.

I am a current resident in the area surrounding the closed Lakes Golf Resort and took the opportunity recently to view the plans that are being proposed.

My background is not in the area of property development so I do not claim to have firsthand knowledge of all that is involved.

While the renditions are attractive and all points related to traffic, storm water runoff, safety, etc. seemed to be addressed, I am still concerned with the number of residences proposed.

I know that the current zoning for lot size is 7000 sq. ft. but the proposal has plans at a significantly reduced size. I am concerned with the reduction in zoning size allowing for many more dwellings and I would like to see an alternate proposal for lot sizes remaining, or just slightly smaller, than what is currently zoned.

My home is located in the area surrounding the first segment of development and has the highest number of units planned. I know that the City's letter to the developer dated November 2016 addresses increasing road network connections but even with these considerations, I feel that the number of properties being proposed is still much too high a number to incorporate into the existing community. With almost 400 additional residences, one can speculate that there will be double that in vehicular traffic in the neighborhood. Considering that a majority of the new homeowners will most likely be young families with working parents with children being transported to school, traffic during peak hours will undoubtedly be difficult. I am still employed and travel 5 days a week too and from work outside of the neighborhood. This increased traffic is not only a concern on a day to day basis but most troubling if there should be the need for emergency evacuation of the area.

Please understand that I am certainly open to new, young families in the area. I love the life and energy that this brings to a neighborhood.

I do not have young children of school age so cannot fully comment on the impact of the additional student head count for surrounding schools but can only imagine that most are already dealing with overcrowded class sizes.

I have owned and lived in Escondido for many years, on and off, since the late 90's. I am particularly fond of my current home and the surrounding neighborhood. I find the area to be clean and quiet and I feel safe there. The properties are well maintained and the natural beauty of the old golf course is a wonderful sight directly off my back patio. It is what drew me to the neighborhood. I would truly hate to see gross over-development destroy all of that.

I hope that as the City moves forward in working with the developer, that they seriously take into consideration what is so special about this neighborhood and vote to maintain a less dense population to be added to the already existing community. I think it will be very appealing to those already living in the area as well as those buying into the new properties. I can't imagine overcrowding is a new home owner's dream.

I also hope that once approved, the developer is held accountable for completing the project in accordance with the approved plans.

Thank you for your attention and consideration. I hope to be able to attend the EIR Scoping Meeting on February 13.

Regards

Kathy Funk
2062 Golden Circle Drive

From: Erica Garcia <ericagarcia540@gmail.com>
Sent: Thursday, February 16, 2017 1:15 PM
To: Sam Abed; Michael Morasco; Olga Diaz; John Masson; Ed Gallo
Cc: Kristin Blackson; Mike Strong; jeffreypgarcia@hotmail.com; Erica Garcia
Subject: Project: The Villages, Case No. ENV 16-0010, SUB 16-0009

Hello City Council Members,

Earlier this week I attended the scoping meeting held for the Villages project on Monday, February 13th and appreciated the opportunity to voice my concerns via form submission in that meeting.

I also wanted to take a moment to additionally voice my concerns and objection of this project in written email to you all. While the land of this project site is unused and overgrown with vegetation, it still remains open and conforms to our neighborhood.

The current proposal submitted by New Urban West raises immediate concerns of neighborhood compatibility; too many homes, too little open space. Additional follow up concerns flow from neighborhood compatibility including traffic infrastructure, public infrastructure for schooling and recreation resources available to manage that large influx of new residential demands.

It is these immediate concerns of those currently residing in the former Escondido Country Club that must be addressed. I urge you to not take away our neighborhood pride in the open land that we love and enjoy, but to enhance its beauty with an alternate plan. Two hundred homes on this land is too many to maintain our neighborhood pride, yet this plan has even more at 393 homes, some of which multi-residence! This is just not realistic for the location and infrastructure of our current ECC community.

I have made multiple attempts to participate in the Advisory Committees that New Urban West states they are organizing to help move the plan in the proper direction and I never hear of an opportunity to participate in a meeting nor see updates to the plans. The lack of opportunity to participate or help move the plan forward is concerning and unfortunate when I am willing and able.

Thank you for the opportunity to share my concerns and voice my objection of this project. I am available if additional questions may arise.

Sincerely, a concerned citizen,

Erica Garcia

ericagarcia540@gmail.com

(760) 795-3933

1650 Foxfire Place

Escondido, CA 92026

From: Mary Gaster <mardew@webtv.net>
Sent: Thursday, February 16, 2017 9:57 AM
To: Kristin Blackson
Subject: Escondido Country Club

Dear Ms Blackson,

My name is Mary Gaster, and I have lived on the 5th fairway for over 30 years.... I am distressed about the wild life that live in the area.. Birds use this area to fly both north and south.. So many homes will change forever their flight patterns.. I have a bird bath that many species visit, and know with so many homes, that will end..

I also am wondering if the area has ever been checked for any American Indian artifacts. When we joined the club, there was talk about the Native Indians using this space to live and camp...

The idea of all 2 level homes and condos will impact the area with traffic... at the present CC Lane is two lanes each way.. Homes of this size will bring so many autos.. all trying to enter and exit the street.. Homes today have at least 3 drivers.. Mom and Dad to their jobs and teens going to schools.. Nutmeg is also two lane Rd at present and how on earth will it accommodate the traffic..

I am so disappointed with the current plan.. I could care less about restaurant and walking trails.. this was and is an area for people that live a quiet life.. This area was always considered an upscale place to live. I realize the Country Club was a big draw to the area and this is why we came here..

I wish the developer had thought it would be better to make the new homes designed for retired people.. maybe one level, walking paths and gated for their safety.. it seems that we are experiencing thefts and break ins.. something we NEVER had in the area..

Thank you for your time to listen to me...

Sincerely,

Mary Gaster
1909 David Drive.

Dear Ms. Blackson,

I attended the recent scoping meeting concerning the former Escondido Country Club property and submitted a written comment. Today I submit additional comments. My husband and I live at 1842 Firestone Drive, adjacent to the former 16th fairway of the ECC golf course. We have lived there since 1998 – we are in our 18th year in this neighborhood. When house hunting in 1998, we were looking for a neighborhood that was less dense, with mature trees, open space, and natural beauty. Many developments in San Diego, where we formerly resided, have smaller lots, small (if any) trees, high community fees, and the homes are large, 2-story, and box-like. When investigating the ECC area, we appreciated the rolling hills, golf course atmosphere, beautiful medians with pine trees, and 1-story homes in this area of North County. We sensed a strong and close community. One realtor told us the golf course would ‘never be developed’ as it was a designated flood plain. The yard was smaller than we desired at 7000SF, but a plus was the ‘borrowed view’ of the beautiful 15th and 16th fairways. We have neighbors on two sides; much more desirable than neighbors on all sides. Our home was a fixer-upper. We have done most of the remodeling work ourselves. Our masterpiece is our tilework. I am proud to have lifted hundreds of pounds of tile for our floors and bathrooms.

My husband and I have a strong sense of pride in our home and our community. We jog and walk through the neighborhood almost daily. I am one of the folks who regularly picks up trash along Country Club Lane to help maintain our neighborhood. Since the golf course property went into bankruptcy and was purchased by Mr. Schlesinger over three years ago, we have been extremely stressed and saddened. Mr. Schlesinger has been aggressive, mean-spirited and dishonest in his efforts to force a dense development on the former golf course with the goal of personal profit. We have actively and financially supported ECCHO’s efforts to fight this dishonest developer. I ask you to remember that Prop H, introduced and supported by Mr. Schlesinger, was strongly rejected by the Citizens of Escondido. The voice of the people should matter.

We are disappointed in the actions of NUWI who submitted the current project proposal. We attended a meeting scheduled by NUWI and feel we were misled by their disingenuous presentation. Their ‘smoke and mirrors’ effort to play up the amenities rather than discussing housing and density made us nervous. And when we saw the proposed plan for 392 units, we were disgusted. This number of housing units is obscene in its density. The impact on the environment and the impact on quality of life must be carefully considered. What kind of place does Escondido want to be? Financial profit should not be the primary goal of this project. Nor should a project be approved because planners or Council are tired of the battle, and want it all to be over.

The City’s Environmental Impact Report (EIR) must consider the following:

- 1) Flooding. This valley collects water from the surrounding hills, as has been most evident during this winter’s rains. NUWI apparently did not solve the flooding problem at the Harmony Grove development where rain water from the surrounding hills floods Country Club Drive and Harmony Grove after nearly every rain event. The intersection of La Brea and Country Club Lane is particularly prone to flooding in our neighborhood.

2) Traffic. During peak hours, the traffic lines can be long at El Norte/Nutmeg from all directions. The wait to enter the freeway can be significant. I don't know how #cars/unit is forecast but I estimate a minimum of 2 vehicles/unit equals approximately 800 additional vehicles on neighborhood streets.

3) Natural Resources. This is a major concern for us. Our love of nature was a chief consideration in the purchase of our home 18 years ago. The ECC area is beautiful with its hills and trees and has remained beautiful to us even during the drought. Wildlife is abundant. I previously created a listing of animals and birds that frequent the ECC area and am attaching for your review. We are particularly fond of birds, and the variety of bird species in this area is extraordinary to the extent that I wonder if we are in a flyway zone. We have maintained a bluebird nesting box for over 15 years. Bluebirds are one of the many songbirds in decline in California due to habitat loss. I am happy to report that our single nesting box has produced dozens of fledglings over the years. At one point, we considered asking the ECC ownership if they would allow a bluebird 'trail' of nest boxes. It didn't happen, but it would have been wonderful.

We once attended a garden walk where placards were placed on mature trees stating their dollar value. The value was calculated based on a formula taking into consideration removal of carbon dioxide, release of oxygen, shade value, value to wildlife as a food source and nesting place, and estimated value to human beings for their function and beauty. Each mature tree that we viewed was valued in excess of \$10,000.00! Imagine what all the trees on the ECC property are worth!

Thank you for reading this letter and for your consideration of the impact of the proposed NUWI development on the Escondido Country Club area. My husband and I will hope the density is greatly reduced and that this area will continue to be welcoming and live-able.

Sincerely,
Monica & Thad Giotta
1842 Firestone Drive
Escondido, CA 92026

Yesterday, I received an email from NUWI with their housing proposal for the old ECC property. I have attended NUWI's meetings and open house and feel greatly betrayed. The issues are the proposed number of housing units and the lot size and they also plan two-story dwellings only. Their plan contains 392 homes. The lot size is not indicated in their email, but a separate notification from ECCHO stated the lot size is no more than 4000SF. I am upset at the small lot size when the property is zoned R17 for 7000SF lots.

Now, I am calling upon you, as an Escondido City Council member, to support the ECC community in this phase of the transition from a golf course to a housing project. All parties (Escondido Council, community, NUWI) stated they wanted to maintain the character of NW Escondido. Crowded housing is not in character with this area! Dense housing such as this is more appropriate for employment core areas near downtown San Diego. My husband and I have toured the Harmony Grove development designed by NUWI and we absolutely hated the small lots and houses tightly grouped together. The lots are all house and outdoor rooms; no front yards and extremely small driveways. One can nearly shake hands out the second floor window with their neighbors – very little privacy. NUWI stated at their open house for ECC that they want to target seniors and young families. Two-story dwellings are not senior-friendly.

I suspect NUWI has planned dense housing because Mr. Schlesinger is asking a steep price for the property. Please bring pressure on Mr. Schlesinger to lower his price. He should not make a huge profit for all his tyranny and litigation and the pain he has brought to Escondido.

Please do not vote to change the zoning from R17 to smaller lots! Please confirm that you will support the ECC community. Thank you,

March 2013 (updated 10/2015)

Birds and wildlife of Escondido Country Club

Western Bluebird

Black Phoebe

Common Flicker

Cedar Waxwing

Phainopepla

Mockingbird

Anna's Hummingbird

Common Egret

Great Blue Heron

Roadrunner

House Wren

Bewick's Wren

Lesser Goldfinch

California Towhee

Spotted Dove

Band-Tailed Pigeon

Cooper's Hawk

Red Shouldered Hawk

Ferruginous Hawk

Great Horned Owl

Barn Owl

Turkey Vulture

Western Scrub Jay

Raven

Crow

Ladder-backed Woodpecker

House Finch

Mallard Duck

Killdeer

American Robin

White-crowned Sparrow

Junco

Black throated Warbler

Nuthatch

Western Tanager

Flycatcher

Wilson's Warbler

Hooded Oriole

Bridled Titmouse

Townsend's Warbler

Yellow rumped Warbler

Hermit Warbler

Grosbeak

Bell's Vireo

In addition, numerous unidentified small bird species (warblers, finches, vireos)

Coyote

Raccoon

Opossum

Ferret

Alligator lizard

Western fence lizard

Frogs, unknown spp.

Toads, unknown spp.

Bats

Rabbits

Voies

Turtles

Weasel (Mustela)

From: Monica Giotta <Mgiotta@cox.net>
Sent: Tuesday, February 28, 2017 9:53 AM
To: Kristin Blackson
Cc: Mike Strong
Subject: RE: Escondido Country Club comments for EIR

Thank you, Ms. Blackson.

Last Saturday I saw a mammal new to me in this area – I believe it was a muskrat! I don't add new species to my 'list' until I see them twice to confirm. This siting was in the marshy area at the corner of Nutmeg and Gary. Lots of water there which is what muskrats like.

Monica Giotta
mgiotta@cox.net
(760) 703-1136

From: Kristin Blackson [<mailto:kblackson@escondido.org>]
Sent: Monday, February 27, 2017 4:14 PM
To: Monica Giotta <Mgiotta@cox.net>
Cc: Mike Strong <mstrong@escondido.org>
Subject: RE: Escondido Country Club comments for EIR

Dear Monica,

Thank you for your comments, site specific examples and list of birds in the area. Your comments and concerns are part of the record and will be included in the Draft Environmental Impact Report (EIR).

Please refer to the City's website to keep up-to-date on everything related to the City's review of the development proposal (www.escondido.org/ecc.aspx) or contact me directly via email.

Sincerely,

Kristin Blackson
Contract Planner
City of Escondido

From: Monica Giotta [Mgiotta@cox.net]
Sent: Friday, February 24, 2017 3:57 PM
To: Kristin Blackson
Cc: Mike Strong
Subject: Escondido Country Club comments for EIR

Dear Ms. Blackson,

Attached please find our letter and an additional file regarding the Escondido Country Property and Escondido's environmental impact review. I am copying Mike Strong, Assistant Planning Director.

Thank you for this opportunity,

mg

Monica Giotta

mgiotta@cox.net
(760) 703-1136

From: Patricia Grant <2patgrant@gmail.com>
Sent: Tuesday, January 31, 2017 8:41 AM
To: Kristin Blackson
Subject: Escondido Country Club

January 30, 2017

RE: Escondido Country Club

Dear Councilman Gallo.

As a 46 year resident of Escondido, and a 10 year Country Club resident I have several concerns with the proposed development of the Escondido Country Club land by New Urban West. They are as follows:

1. The problem began years ago when the sub division map act was put into effect and the city of Escondido failed to change the zoning of the country club land from residential to open space. If this had been done correctly, the situation would not be happening. Thus, the city needs to mend this by not approving such small lot line homes to be built and almost all being two story. These are in such demand the builder can put a higher sales price on them and they would sell out. This is a prime area for a 55+ age restricted area. The type that Poway has. Senior housing must be single story. The plans for senior housing in the Villages is a joke. I have never seen 2 story senior housing.
2. Zero lot lines. If this is what the homes in Harmony Grove have. They look like a bunch of toy houses all lined up in a neat little tight row. Please **DO NOT DO THIS TO ONE OF THE LAST PIECES OF OPEN SPACE IN MY BELOVED ESCONDIDO.**
3. Excessive traffic which you would not have in a senior housing development. My home looks down onto Country Club Drive. Do you realize how many commuters coming south on 15 in the morning take the off ramp to Country Club to El Norte Parkway to Woodland Parkway and then to Highway 78. Cuts out a whole lot of time. **Traffic is a huge issue.**
4. The schools are another huge issue. What kind of an impact are these homes going to have on the schools.
5. When the country club was developed, the lots were small but the buyers were told that the golf course would always be there, so no worries. Now look at the mess that has been created.

If there is no other alternative than to build, please use whatever means it takes, to do what is right for the residents, and the city of Escondido. Remember Slessinger's proposition, unanimously denied by the city voters, not just the country club voters. The residents have spoken, I hope the city council and the planning commission will listen. Look for the loopholes, they are always there.

Sincerely,

Patricia Grant
1724 Pinehurst Av
Escondido
760-518-6009
2patgrant@gmail.com

From: Rob Grasso <rgrasso1@cox.net>
Sent: Saturday, February 18, 2017 6:58 AM
To: Kristin Blackson
Subject: Escondido Country Club

Dear Ms. Blackson,

My name is Rob Grasso and my wife is Sandy Grasso. We live in the Escondido Country Club at 1907 Lorri Way, which does not face any of the golf course but we are still concerned with the proposed New West development. We moved here in 2006 just prior to my retirement from McDonnell Douglas/Boeing following a 40 year career. We moved here to be close to my daughter and her family, and for the weather.

We have paid close attention to the entire nightmare of Stuck In The Rough buying the property in a closed auction, through all the initiatives and lawsuits. This community was built around the golf course. In fact, we probably would not have bought a home here if it hadn't been for the open space, trees, and wild life provided by the golf course. Because despite what the current zoning is (and has been since the mid 1960's) the majority of the homes are not on 7000 square foot lots, but something much smaller. While I don't have documentation to prove it, I have been led to believe that the reason this was allowed (by the City of Escondido) was because the golf course "open space" provided the environment intended by the zoning. And that doesn't even consider the duplex tracts. Despite the legal initiative passed by the residents of Escondido, a judge has determined that the City could not rezone the area to Open Space. It would seem to me then, that to be fair, the area could not be zoned to something that would allow 392 homes, many on much smaller lots than the 7000 square feet. And to say that should be allowed because the current homes are on smaller lots is not a good argument because that was allowed *because* of the open space provided by the golf course.

We have other concerns as well. One is the traffic. Currently Country Club Lane is the local shortcut between the I15 and S78 to avoid the freeway interchange. During peak hours it is a raceway (well over the 25 mph speed limit) and the corner at Golden Circle is almost impossible to cross. Adding in another 800 cars (2 cars per household) and all their friends will make it dangerous for anyone to walk their dog on Country Club Lane. And currently that is something you see all day long. Residents and people that come to the area just to walk their dogs.

Schools are also an issue. There are a couple elementary schools within a few miles, but they are already at capacity. And the middle schools and high schools are quite far away. Where will the children in the 392 homes go? How will they get there? Is the City going to provide buses? Who will pay for that? Or will we just add the parents cars to the rush hour crush previously mentioned?

And I guess what bothers me most is that the proposed development still meets Stuck In The Rough's initial plan that was soundly defeated in the city election (initiative). The citizens of the City voted *for* open space, and *against* the development initiative. This was not just the residents of the Country Club neighborhood, but all the citizens of Escondido. Doesn't the City have some obligation to meet those desires? While the New West proposal has some improvements over the Initiative H proposal, the number of homes is almost exactly the same. It is all about Stuck In The Rough making his \$100,000,000 profit. Who is looking out for the residents of the Country Club and Escondido?

The obvious solution would be for Stuck In The Rough to sell the property to someone that wants to develop it into a golf course, but they can't get \$100,000,000 for it that way. So some sort of compromise is probably the solution. But packing 392 homes onto it, and dressing it up with a community center and some green spaces that are really people's back yards, isn't the solution.

We appreciate the opportunity to provide our input to the planning process and your attention to our issues and concerns. We hope that a plan can be developed that truly meets the communities desires and keeps the Country Club neighborhood the nice place to live that it is.

Rob and Sandy Grasso

From: Jay R Grossman <jayrg19@gmail.com>
Sent: Monday, February 13, 2017 5:00 PM
To: Kristin Blackson
Subject: Fwd: NUW-ECC property

Sent from my iPhone

Begin forwarded message:

From: Jay R Grossman <jayrg19@gmail.com>
Date: February 13, 2017 at 4:43:00 PM PST
To: mstrong@escondido.org
Subject: NUW-ECC property

I wish to voice my concern and objection to the proposed development of 392 homes. We soundly defeated with prop H the building of 420 homes and now you are only reducing that number by 28 homes. Traffic will be greatly impacted as it already takes 20 minutes to get onto 78. I don't feel you should allow any lot sizes smaller than 7000 square feet.

Thank you for your consideration
Jay R GrossmanMD

Sent from my iPhone

From: Nicolas Gustafson <gustafson.nicolas@gmail.com>
Sent: Friday, February 24, 2017 4:33 PM
To: Kristin Blackson; Mike Strong; John Masson; Sam Abed; Michael Morasco; Ed Gallo; Olga Diaz
Subject: Escondido Country Club Proposed Development

Dear all,

I am writing to voice my concern regarding the proposed development. I own a home at 1521 David Drive. I understand that the proposed development does not conform to the original project development of a golf course surrounded by 7,000' minimum lot residential units. I do not feel that the proposed solution of multifamily/condo development is appropriate given the character of the existing neighborhood. If there is to be development, it should conform to the existing conditions. If site constraints, i.e. floodways constrain the development potential and make the development of similar lots (7,000' lots) infeasible, then it should not be the burden of the community to accept a significant change in overall character.

I hope that you hold the applicant to a higher standard, with the expectation that the final project complement and be integrated with the existing community.

Thank you for your consideration.

Nick Gustafson
619-323-7767

From: Annette Halderman <gypsiocoyotes@gmail.com>
Sent: Tuesday, February 14, 2017 8:38 PM
To: Kristin Blackson
Cc: Mike Strong; John Masson; Michael Morasco; Ed Gallo
Subject: Proposed development of Escondido Country Club neighborhood

Dear Escondido Civic Leaders,

Our names are Samuel and Annette Halderman and we live at 1520 David Drive.

We bought our home in 2010 looking for a quiet neighborhood in Escondido where we felt we could fairly safely retire. We were attracted by the neighborhood because it was green and uncongested. We do not golf but we were very attracted to the area because the golf course provided a refreshing green space. We did not know the golf course was going to close when we bought here.

We were actively involved and volunteered during the fracas with Mr. Schlesinger to keep our neighborhood green. We were delighted when the voters backed us and the city council did too. Now we find all that work was for naught because it is going to be developed despite our efforts. The number of homes being proposed seems very excessive and dense considering the ingress and egress of the roads available. Two story homes looking down on the current residences seems very invasive as well. As a semi-retirement neighborhood, our fellow residents have done our best to keep the area clean and free of trash, dog doo and weeds.

Mr. Schlesinger once said that he could wait until all of us elders died off and fence off the property until we did...in other words, contribute to the breakdown of "community" by frightening us out of our homes or letting empty country club buildings and overgrown weeds and dying trees do their work.

We know development is inevitable but we wish you would consider the effects of cutting down trees, paving earth that absorbs heat and water, adding 750 to 800 more cars to pollute the air, future water concerns and displacing people who have supported your administration for years. Please reduce the proposed number of homes. We thank you for your time in reading and considering our concerns.

Samuel and Annette Halderman
1520 David Drive
Escondido, 92026 760-746-5947

From: Robert Healy <robertjhealy@hotmail.com>
Sent: Thursday, February 23, 2017 10:38 AM
To: Kristin Blackson
Subject: Escondido Country Club property redevelopment

My name is Robert Healy and I live at 1901 Clover Way in the Golden Circle housing development. I purchased my home in 1990. Over the years I have spoken with many neighbors. Even though we live in a community of small lots sizes we have enjoyed living here due to quiet, slower pace of activity on the streets. I feel that your proposed housing development of 392 homes is too high for the surrounding neighborhoods.

I want my neighborhood to be a place where people WANT to live. Not a place where they have to settle for noisy, busy streets with no outdoor privacy just because it is within their budget. I believe that large two story homes on small lot sizes would promote a dissatisfaction with the neighborhood over time. I believe that the current household population in the developments that surround the country club property average two people and I would predict that 95% of your proposed homes will be sold to households existing of more than four people. Unfortunately, with the current proposal, I envision noisy, busy streets lined with parked cars and no likely place for children the play but in those streets. This would promote unhappy residents and a high turn over rate. Please lower the number of homes for this development and help keep our neighborhood and place where people WANT to live.

Thank you for your time.

From: Julie Hervert <jahervert@gmail.com>
Sent: Friday, February 24, 2017 9:07 AM
To: Kristin Blackson
Subject: Villages Specific Plan...

I am writing you to share my concerns for the Villages Specific Plan.

The City of Escondido Elections Code Report "The Lakes Specific Plan" Initiative prepared by Jay Petrek refers to the same property as is being considered currently by the Planning Division. Very little has changed between then and now with the "Villages Specific Plan"

All details presented from page 1 through page 39 of the "Lakes Specific Plan" report apply directly to the "Villages Specific Plan" Refer to Ballot Measures Report (CA Elections Code 9212)

If you have any questions you can contact me at 760-294-1484 or my mail at 1350 La Mirada Way Escondido, CA 92026

Thank you
Charles Hervert

From: Mike Strong
Sent: Thursday, February 09, 2017 5:15 AM
To: joanne.hewitt@sbcglobal.net
Cc: Kristin Blackson; Bernadette Bjork
Subject: RE: [Website Feedback]: Former Country Club Area

Joanne

Thanks for reaching out to the City to express your thoughts about the Villages - Escondido Country Club Project proposal. We have been getting a lot of emails lately, and we are reviewing all of them.

As you know, the City is working through a process to review the Project proposal in accordance with all of the City's rules and regulations. A part of this process is to hear from people like you about what works and what doesn't.

We established a project website to keep everyone up to date on what is going on with the City's review (www.escondido.org/ecc.aspx) and so that everyone knows when it is important to provide input. And since public input is an important part of this review, we provided some detail on what the public can expect moving forward. Please use this as a resource.

At this point, the applicant submitted an application and the City is reviewing the Project proposal. Part of this review will include the development and public review of an informational report on the environmental effects of the project. To help you understand what an Environmental Impact Report (EIR) process is, what it isn't, and how the EIR process may be used to address your concerns about traffic, public services, community character, and many other environmental factors, a public scoping meeting will be held on **Monday, February 13, 2017 from 4:30 p.m. to 7:00 p.m.** The meeting will be held at the City of Escondido, Mitchell Room. Please note that this Scoping meeting is not a public hearing. The Scoping meeting is to kick-off the EIR process, and learn what all will be involved in the EIR process, which is expected to take several months to complete. All written comments received at this meeting will be considered in the preparation of the environmental documents and become part of the record.

Thank you.

Mike Strong
Assistant Planning Director
City of Escondido

From: Bernadette Bjork
Sent: Tuesday, February 07, 2017 11:57 AM
To: Mike Strong
Subject: FW: [Website Feedback]: Former Country Club Area

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Thursday, February 2, 2017 7:57 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: [Website Feedback]: Former Country Club Area

Joanne Hewitt
joanne.hewitt@sbcglobal.net

Hello dear Mayor and City Council,

I live in the former country club area. I campaigned long and hard against Prop H. I spent plenty of hours and contributed money to support ECCHO. I DO NOT WANT 392 HOMES on the former golf course! That is what the people of Escondido said when they voted against Prop H! **If you approve the New Urban West Project**, then you are **NOT LISTENING** to the desires of the people of Escondido.

I voted for Mayor Abed and several of the City Council Members. I supported you. I want you to support me on this quality of life issue for myself and my neighbors, and for the wildlife that must not continually be pushed to elimination!!

Joanne Hewitt - Resident and registered voter of Escondido

760-533-3014

From: Linda Hodges <lehlinda@cox.net>
Sent: Saturday, February 18, 2017 11:32 AM
To: Kristin Blackson; Mike Strong; John Masson; Sam Abed; Michael Morasco; Ed Gallo; Olga Diaz
Subject: 392 is too many!!!!

To whom it may concern (hopefully SOMEONE there does!)

My name is Linda Hodges. My husband Lee has already sent some thoughts on the impending build behind our house, but I need to share as well. We have lived on what was the 5th hole (David Drive) since 1989. We were one of those that were retiring to a golf course community.

Ok, I understand there's no chance of ever having a golf course again. I'm over that. But there's something I just don't understand. Why do the proposed plans include elements of a "Specific Plan"? Didn't the community all vote that down already? Doesn't that bypass the environmental impacts that building too many homes would cause? There must be a lawsuit in here somewhere. Oh yeah, I forgot. We all had the impression that the land was classified as R-1-7 property, but there's no proof of that because the city conveniently lost the original documents many years ago. So now, even though we, the people of Escondido, voted against high-density housing, you're going to go ahead with it anyway?

Personally, I believe it's because Schlesinger spent so much money trying to get what he wanted that he wants to recoup it ALL, even though a lot of that money was spent on chicken shit, getting it cleaned up, lawyers for suing us, fighting us on his building initiative. Well, he got the land pretty darned cheap, so it's his own doing how much was spent.

And you? Well, you just want this over with because you're tired of fighting him. We are too, but all that we want, now that the reality of a golf course is out of the question, is to maintain a neighborhood that's similar to what we've lived in for the last 28 years. Forget the stupid paths and just build R-1-7 one/two story homes, and do it AFTER the appropriate environmental impact studies have been done. I'm pretty sure you'll find that 392 homes are WAY too many to accommodate. But then, it isn't your neighborhood, so maybe you don't care? You should. We vote for you.

Linda Hodges

1905 David Drive

Escondido, CA 92026

From: Lee <lehlah@cox.net>
Sent: Tuesday, February 07, 2017 7:33 PM
To: Sam Abed; John Masson; Michael Morasco; Ed Gallo; Olga Diaz; Kristin Blackson
Subject: New Urban West: The Villages - Escondido Country Club Project Proposal

I am unable to attend the meeting on Monday, February 13th. Here is my two cents worth:

Regarding New Urban West: The Villages - Escondido Country Club Project Proposal

My home is located on David Drive adjacent to the golf course. My wife and I bought this property in the latter part of 1989 and became members of the Escondido Country Club, remaining so until its closer by Mr. Schlesinger on April 1, 2013. We are also recipients of a lawsuit by him for allegedly encroaching on his property. Although the suit has been dismissed without prejudice, the mention of it appears to be associated with acceptance of New Urban West project.

I was one of many volunteers' involved the Escondido Rights Initiative and later, the defeat of Proposition H, Stuck in the Rough's attempt to build 430 homes on the golf course.

Traffic, Public Services, Community Character, and Environmental issues are paramount. However, the past history of the true developer and this proposal are highly suspect.

About traffic, many vehicles use Country Club Drive as a means to avoid jammed traffic conditions on I.15, El Norte Parkway and the SR 78 interchange. Actually, traffic conditions seem jammed the entire length of I.15 and connection roadways within the city limits of Escondido.

Country Club Drive was not built to handle volumes of traffic. One big problem spot is the length of Country Club Drive between El Norte Parkway and Golden Circle. Just two days ago I was walking my dog in that area around 7:00 AM. Traffic was stopped southbound t the traffic light and backed up across the intersection of Golden Circle and continued back for about 100 yards.

Allowing high density housing, high density traffic, and high density living conditions would lead to high density problems in this community.

Two stories building on half size lots is unacceptable for this community.

Please build responsibly, so everyone can feel reasonably good.

Mr. Schlesinger bought R-1-7 zoned lots; so please build on R-1-7 lots.

That is my feelings,

Lee Hodges

City's EIR Scoping Meeting February 13, 2017

I am from the Barcelona Homeowners Association across the street and down-stream from the Old Escondido CC. As such we get all of the debris and run-off from that property. Since it has been vacant for so long, after a big wind and recently all the rains, we get a mess which we have to pay to have cleaned up. There is a huge drain pipe that runs under Country Club Lane onto our property, through one more property, then under El Norte Pkwy., and on into San Marcos.

We are very concerned about the storm run-off onto our property. Storm water runs off of the surrounding hills, down the arroyo between the homes of the Woodridge Association, first into their upper bowl then into their lower bowl. The water flows into a storm pipe to the CC property. The CC property has existing retention and detention ponds. These ponds have been designed for a variety of storm events and purposes. Their purpose is to slow down water flow and hold it for a short period of time such as 24 hours. They are relied on to reduce peak runoff rates associated with storms, decreasing flood damage. These ponds are designed to function to settle storm water particles and reduce peak flows. They are also designed to separate the local groundwater supplies to prevent movement of dissolved pollutants from surface water to groundwater sources. Sediment and associated pathogens, nutrients and metals settle out of storm water runoff into the ponds. If pollutants enter streams during storm events, ponds interrupt the transport process.

Although retention and detention ponds can be effective for storm water management and flood control, they can also pose risks to public health, safety, and welfare. These range from readily apparent problems such as outlet pipes that are open (unprotected with safety racks) to less obvious concerns such as outflow pipes that are subject to overwhelming hydrostatic forces due to high headwater depths. A complicating factor is that children are often attracted to storm water and this poses special design challenges and risks. Another health concern related to ponds is they create mosquito-breeding habitat due to shallow and stagnant standing water, thus increasing the risk of West Nile virus to the adjacent community.

It has been observed that many Safety Deficiencies in retention and detention ponds such as: Outlets are open and unprotected (they lack safety racks); Adjacent land uses are incompatible with storage facilities (such as parks that invite children to come play); The public is effectively invited to spend time near storage facilities because they are located in parks, along bike trails and next to playgrounds. This shows public safety has clearly not been a specific design objective; Pond inflow and outflow pipes in close proximity to one another can cause a person to be knocked over by the momentum of inflows and then sucked into the outlet structure. Separate inflow and outflow pipes by long distances and ensure that the pipes are not directly across from each other. This will avoid the creation of a continuous flow current, which poses special dangers for the public; Pond depths increase very rapidly, and inflow/outflow pipes are quickly inundated and not visible. The key to reducing the observations above is careful consideration of risks in the design phase and follow-up with regular inspections. Who will maintain the ponds to ensure they are functioning as intended and that unforeseen hazards have not been created?

The CC's outlet poses particular risks and merit special attention. Open and unprotected pipes are a risk. The outlet pipe should be integrated into an outlet structure that has smaller openings, with a safety rack at the pipe entrance. When debris is a factor, at least some of the surface area of the rack should be open during flooding to enable the pond to drain. Who will open this? Our properties are in a 100-year flood plain. If the ponds are anticipated to fail during extreme floods, analyze the downstream impact of such failure as this will totally impact the Barcelona property.

Depending on what the new builder does to the existing retention and detention ponds our property could become a disaster. We would assume the new builder will put in a new drainage system in pipes on their property that would drain onto our property where the huge drain pipe exists currently. If the CC property flood drainage system ends at Country Club Lane at the existing drain pipe, the Barcelona property will be in great jeopardy. As it is with these rains we have had this winter, the water rises up to our top step on the walkway across our swale. It is a few feet below the walls of homes backing up to the swale. This is about a 15 foot slope. Is there any way you as the City can require the builder of the CC property to put pipes on our property so we won't have the problems we now have with drainage from the CC? We just had to pay to have our arroyo cleaned out of all the debris washed over here from the CC property and it is not

cheap. We had a major problem during the existence of the Country Club with the ponds and the ducks. At least twice a year the ponds would be cleaned out and the "duck sludge" would be pushed over to our property and we would get a three to four foot high pile all along our arroyo, a huge mess that we would then have to pay to have cleaned up. And the Smell!! (Maybe not quite as bad as the Chicken incident - but bad enough).

Will this drainage system continue and if so, shouldn't the developer be responsible to control or eliminate any solid matter coming from their property to ours? Can the sludge be filtered out? After all, it does cause our swale to be damaged and contaminated by the carry off. Will the under-street pipes be inspected and cleared of any blockage especially during a rain-fall? How much sewage is being flushed out? Could this be a health concern?

We as homeowners of the Barcelona Association would appreciate any help or suggestions the city can give us. We are a very small community of only 38 homes of mostly senior citizens and as such are on set incomes. We take pride in our property. The swale is quite costly when our neighbor doesn't care for his property. We do not want to have to increase our dues because of circumstances created by a builder who may be unsympathetic to his neighbor's plight.

Thank you for your time.

Vivian Holland
Homeowner/Officer
Barcelona Homeowners Association

To: kblackson@escondido.org, mstrong@escondido.org,
jmasson@escondido.org

Cc: sabed@Escondido.org, mmorasco@Escondido.org,
egallo@Escondido.org, odiaz@Escondido.org

EIR Scoping Study Input

I am a homeowner in the Old Escondido Country Club area. I am a representative of the Barcelona Homeowners Association across the street from the country club property. We have had many meetings regarding the very large negative impact the development of 392 homes built on the property would make on OUR property and OUR lives.

By allowing a builder to build 392 homes on the old country club property would be such a huge impact on our property values and our way of life, we would probably not recover. We as homeowners know something will be built on that property but the number of dwellings needs to be cut down to a reasonable number. We could live with approximately 150 homes. These should NOT be two-story. They should have both front and back yards and double garages. We don't want homes/condos crammed into a small space that makes the builder money at the expense of aesthetics and the surrounding neighborhood.

We want our neighborhood to be a better place to live not worse. We don't want the city to give these builders any variances. We feel this area has been impacted many times by the city giving variances to build on smaller lots BECAUSE of the open space the golf course provided. By taking this away from us and issuing variances for building on very small lots it makes the homes look cheap and depresses our home values. I am sure this was not the intent of the city in the beginning but it has become the result of years of giving in to the builders. Please do not give any variances!! If a builder wants to build on the Old Escondido Country Club property, he should abide by the rules and laws that exist on the property today. He should be working with the community to better it and make the most aesthetic and pleasing looking area possible.

With fewer dwellings, the impact on the local services such as schools, fire, police, traffic, water, and sewer will be mitigated down to a very manageable size.

One last item we would like to address is the thought of having a "farm" yard in the front of the country club property. This area overlooks our property. Can it be stuck behind the restaurant where we don't have to look at it every day? Go to the "farm" yard on Centre City Parkway next to the Police/Fire Department headquarters. This is such an eyesore for the better part of the year, it's embarrassing. Or perhaps they can put a wall around that area.

Thank you for your time and consideration.

Barcelona Homeowners Association
Vivian Holland
Homeowners Representative

To Kristin Blackson
City of Escondido

Comments regarding The Villages proposed development

Thank you for receiving public comment. Overall, I am concerned that the proposed development will be a negative impact on our neighborhood. Please note that I do not live adjacent to the former golf course, so I am not attempting to preserve a feature of my current home, such as a nice view.

One of the reasons we moved into this neighborhood was the fact that many people actually are out and about at all times of the day and evening. We see walkers, cyclists, parents with strollers, children learning to ride bikes for the first time, skateboarders, and seniors using canes and walkers to get around. People commonly greet each other and chat. This positive sense of neighborhood is uncommon. We visited several neighborhoods that have walking paths, but no actual walkers. This neighborhood is unique in that sense.

I believe that the sense of community in our neighborhood will be reduced by the substantial increase in traffic that 392 new homes will bring. Already, Country Club Lane is like an expressway at certain times of the day. The access to El Norte Parkway can be overly congested so that people begin driving recklessly and dangerously for other cars, pedestrians and cyclists. Even today, I feel at risk trying to cross the street along Country Club at certain times of the day. I personally witnessed a driver roll through a stop sign at Country Club and Gary Lane and knock a cyclist to the ground. Ouch.

I would expect that all through streets, entry and exit points will be further challenged by the increase in traffic. The net effect, along with heightened traffic dangers, is the erosion of our sense of community as fewer people find it pleasant to be out and about.

To cite just one example, many people walk to the retail center at Country Club and El Norte. However, if crossing the street nearby becomes a greater challenge, then I think fewer people would walk and thus change the personality of the center. Already, walking or biking to the Vons / Ace Hardware center is basically out of the question because North Nutmeg is not set up for pedestrians or bicycles. If the development is going to go forward, then I think the city should consider improving pedestrian and bicycle access to accommodate for the greater automobile traffic that will arise.

Another benefit of our neighborhood is that many fitness and social cycling groups ride through on Country Club Lane. It is a gorgeous cycling route that is a virtue of Escondido. I would expect that increased car traffic will diminish the joy of this particular ride. That would be a great loss to the cycling community.

Speaking of cycling, I have noticed that the City of Escondido has implemented improved bicycle lanes throughout the city. Good job! It appears inconsistent that the city would approve a development that would actually inhibit cycling as a genuine, functional form of transportation. If cycling is part of the city's future transportation infrastructure, then all

decisions of traffic and development should include that factor as part of a complete appraisal.

At a different scale of consideration, I hope that the city analysis will take into consideration the most humble area in our overall neighborhood: Fairway Park. I attempted to see on the plans where the delivery and garbage trucks will access the proposed restaurant center. I couldn't find it in my first look. I sincerely hope that the truck access is not routed along the back fence of these homes. It would be arrogant and elitist of the developers to put the most frequent, noisiest, smokiest and smelliest vehicle route behind our neighborhood's residents of lesser means, many of whom are seniors. Please, please, please route noisy truck traffic so that these folks do not receive a permanent experience. I see that Country Club Lane is the obvious entry point for big trucks, but please find a way that respects these neighbors, not punishing them for their lack of wealth.

A great deal of zeal has accompanied the descriptions of open space in The Villages development. Unfortunately, some of these spaces appear to me to be dressed-up leftovers, not designed to enhance our community. I cannot find one where kids could get up an informal ball game. The one nearest me is open on three sides – and that does not give moms with small children a sense of safety with cars whizzing by. One could easily imagine a safer design and a stronger sense of place that will actually attract people to visit and get acquainted. One does not need to look far to find unused open space – and it is the use of the space that matters, not its mere presence on a plan.

One can hope that the street sidewalks in the proposed development would be considered public property, where people like me can take a walk. As I said, our neighborhood is full of walkers of all ages. However, the “open space” in The Villages appears to be private property, subject to the restrictions of its owners. Even mini-developments in the greater Country Club area, such as Cameewood, prominently display “Private Property” signs. It is only reasonable to expect that The Villages will take the same course. So, any belief that the proposed open space will enhance the overall city is basically misguided. The open space will actually be closed, unavailable and visible to just a few.

Consistent with the closed “open space” is the sad lack of city parks west of I-15. John Masson reported that the City of Escondido stated that no park will be considered in this development. It is just too bad that this rare opportunity to create an actual public place will be forever lost. This particular environmental impact is personally the hardest to take. And that no authentic open space will be available as part of this development makes it tougher still.

The New Urban West representatives proudly publicized that their design would be senior-friendly. Strangely, they also said that most homes would be two-story. I have known a few seniors, and can state definitively that a two-story home is far less accessible than a one-story home. I hope the city planners discern that seniors will not buy two-story homes in The Villages, and the publicized neighborhood mix will be less diverse, age-wise, than suggested in the publicity material.

At the City's public meeting, I attempted to chat with you and ask a question. Unfortunately, you were occupied with one individual and my available time ran out. The question has to do with the zoning of the land. We have been told that the zoning would allow a greater density of homes than the current proposal. So I must inquire if the zoning, as it stands, is actually current. That is, how recently was it zoned? If it was not recently reviewed, does that zoning take into account the present population, traffic, infrastructure, recent developments and other relevant factors?

Another question I wanted to ask is this: To what extent does the city hold developers to their original plan? How easily are changes made once an initial approval is given? I ask this because I have seen a wonderful development full of amenities get revised in tiny increments until the actual built result barely resembled the original plan. Whether this was the plan all along, nobody can say. But the final result was a disappointment to the residents and a black eye for the city planners who sacrificed their credibility for many years. So I am hoping that you can articulate for residents that the final proposal, once approved, will retain its original design.

I appreciate that the City of Escondido is willing to accept public comment on this proposed development.

Walt Holmes
1914 Clover Way
Escondido, CA 92026

cell 209-968-1905
holmesfive@sbcglobal.net

2/9/2017

To: City of Escondido Mayor, Council Members, Mike Strong and Kristin Blackson of Planning Department

From: Patricia A Hunter, 1240 Portola Ave., Escondido, CA 92026

The following are my concerns and reasons why I am against the massive housing development planned by New Urban West, Inc. on the vacant property formerly known as Escondido Country Club:

Zoning: The original General Plan creators believed this property was open space not R-1-7 residential housing. This error has never been formally corrected when the General Plan was updated. However, since we seem to be forced to accept R-1-7 zoning, this new plan does not comply.

Lot Sizes: The proposed plan calls for average lot size of 3402 sqft – less than one-half the present zoning of 7000 sqft. Additionally, some lots are even smaller. So, not only do we lose our entitled open space, we are expected to allow these tiny lots. The 392 proposed dwellings do not take into consideration the used-up density by previous developments. The City needs to examine in depth the used density to accurately determine exactly how much land is even available for residential development. Because record keeping was not nearly up to today's standards is no excuse for over-burdening the community due to lack of accuracy.

Neighborhood Compatibility: There is nothing in NUW's proposed project that is compatible with the existing surrounding neighborhood. The bulk of existing homes are single story. This project only includes two-storied dwellings – plus 78 condos.. The existing dwellings that are on smaller than 7000 sqft lots, were granted variances due to the mitigation of open space provided by the golf course. The proposed development is geared toward families whereas the existing neighborhood was geared to seniors – granted families have moved in over the recent years, however, the majority of our neighborhood is occupied by people over 55 – many of whom no longer work and don't have school-aged children.

Traffic: Presently, rush hour traffic is already causing problems in our neighborhood. Commuters from I-15 & 78 cut through our area to avoid the interchange. Many of these drivers blow right through the stop signs on Country Club. Nutmeg is already over-burdened. If 392 family homes are approved the additional trips will more than overwhelm our area. People having to travel Nutmeg and/or Country Club in order to get out of their homes already have problems and risks. By adding major school traffic and additional drivers commuting to work, these risks will be magnified.

Page 2

My opinion of highest and best use of this land is to develop an over-55 community with clustered homes and generous open space. It would not over burden schools, traffic, air quality, water and sewage usage, etc. The previous area of the clubhouse and restaurant would provide the area for required amenities. The demographics prove the current demand. Prospective buyers have the financial ability and the social desire for this type of new development. Escondido has nothing to offer this segment of the population. It would be a win/win for the neighborhood, the city and the developer. I am not against development of this land, but I expect the city to protect us from this massive housing project proposed by NUWI.

I bought my retirement home on Portola because of the Escondido Country Club and golf course. With over 38 years experience selling local real estate, I knew the intangible value and benefit of having a home overlooking a golf course. All that has been lost. We've been damaged enough, please do not approve NUW's submitted plan.

2/9/2017

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From: Mike Strong
Sent: Monday, February 13, 2017 10:12 AM
To: Sam Abed; John Masson; Michael Morasco; Ed Gallo; Olga Diaz; Kristin Blackson; 'Pat Hunter'
Cc: Kristin Blackson
Subject: RE: NUWI Proposed Development on Former Escondido Country Club Property

Pat,

Thanks for your comments – and thank you for sharing your concerns.

We are in the middle of a Notice of Preparation period for the proposed Escondido Country Club Project. It is an important first step in the CEQA process.

We are asking interested parties and residents to provide comments to help identify issues that need to be studied along with their application. An Environmental Impact Report will be prepared for this Project, which informs the public and decision-making bodies of the potential environmental effects of what the residential development will do to the site and surrounding area.

The comments you provided give good insight to some of those issues. Thank you.

Please feel free to discuss the Project with me at any time (760-839-4556). You can also refer to the City's website to keep up-to-date on everything related to the City's review of the development proposal (www.escondido.org/ecc.aspx)

Mike Strong
Assistant Planning Director
City of Escondido

From: Pat Hunter [<mailto:phunter92026@gmail.com>]
Sent: Thursday, February 09, 2017 1:41 PM
To: Sam Abed <sabed@escondido.org>; John Masson <jmasson@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Ed Gallo <egallo@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Mike Strong <mstrong@escondido.org>; Kristin Blackson <kblackson@escondido.org>
Subject: NUWI Proposed Development on Former Escondido Country Club Property

Please read the attached letter and include it in your review of the proposed development. I appreciate your consideration of my concerns and objection.

From: Diane Ingram <DIngram@HunsakerSD.com>
Sent: Thursday, February 23, 2017 2:20 PM
To: Kristin Blackson
Subject: Escondido Country Club area and New Urban West proposed project
Importance: High

Dear Ms. Blackson,

I've been a resident of Escondido since 1962 and care about our beautiful city and its residents very much.

I've owned several homes over the years, but for the last decade have lived in the Country Club area on Bolsa Chica Glen. The beautiful open spaces of the golf course and peaceful serenity of the north end of town is what attracted me to it. My niece got married at the Country Club. It's such a beautiful little community with a preponderance of retired folks, as you well know.

I won't reiterate how we got to this point, because we all know, but it breaks my heart to see what is happening now. **392 homes is too, too many!** I've seen the development in Harmony Grove and it's awful. That's exactly what's proposed here.

- We will end up looking like a trailer park.
- It's too much of a strain on our infrastructure.
- It will destroy our once beautiful, peaceful community.
- We don't want 2-story homes for seniors and we certainly don't want condominiums!

Why can't you build fewer, more expensive homes on 7,000 sq. foot acre lots?

Please don't destroy our neighborhood.

Sincerely,

Diane Ingram
2034 Bolsa Chica Glen
Escondido

From: Beth Johanson <bjohansons@att.net>
Sent: Saturday, February 18, 2017 9:50 AM
To: Kristin Blackson
Subject: Fear of Increased Danger

Dear Ms. Blackson,

I have lived with my family of five in the Escondido Country Club area for over nine years now. We were strongly pulled to the charms of this quiet community and loved the slower pace of life: golf carts driving by, ducks flying from pond to pond, hearing the frogs at night, people walking their dogs.

We love our view of the open land from our backyard, and even though we don't live right next to the former golf course, we enjoy our view.

When the golf course was bought, my heart told me that this type of lifestyle was over. The truth soon came out that the new owner didn't want a golf course but desired to add hundreds of homes to a quiet community. The idea to build, profit, and get out was clear. That leaves those of us behind to deal with the consequences.

Currently, the open space/ former golf course is an eyesore, and the area is going down. Cars drive faster as they go speeding down Country Club Lane. The once friendly golf cart zone of 25mph is gone.

My concern for this community is the change that too many new homes will bring. Traffic congestion will become more evident, and longer commuting times will be needed as getting through traffic lights will take more rotations. (Specifically turning onto El Norte Parkway off of Nutmeg/ Nordahl as well as entering the 15 southbound.) This will directly cause more accidents as the longer wait time will increase the danger that some people will take in running traffic lights to try to make it through the light. This will unfortunately increase road rage as well.

There is also a fear of increased numbers of cars cutting through the side streets of the community, like the street I live on with my family. The rate of speed people will take will increase as the added traffic congestion will decrease patience in drivers.

The dangers caused by adding almost 400 new homes will greatly increase in our community.

Community services will also rise in cost: cost of water, electric, and gasoline. The law of supply and demand will continue to increase the expenses of living in San Diego County.

As other communities choose to add homes, I hope that this one can keep it reasonable. What is reasonable for this community? Not almost 400 homes. True, we need something done with the land. Please help keep our community safe by not allowing almost 400 new homes be built in our backyard.

Thank you for your time in this matter that affects so many.

Sincerely,

Beth Johanson
[1636 Pinehurst Ave.](#)

[Escondido, CA 92026](#)

Sent from my iPhone

Impact of ECC Closure on Neighborhood Property Values

This presentation will detail the significant negative impact the April 1, 2013 closure of the Escondido Country Club (ECC) has had on the property values of homes in the ECC neighborhood; and the related impact on the tax base of the ECC neighborhood and tax revenue to the City of Escondido.

Because the two communities are similar in many respects, property values of Lake San Marcos (LSM) homes surrounding the St. Marks golf course are used for comparison purposes ^{F1}.

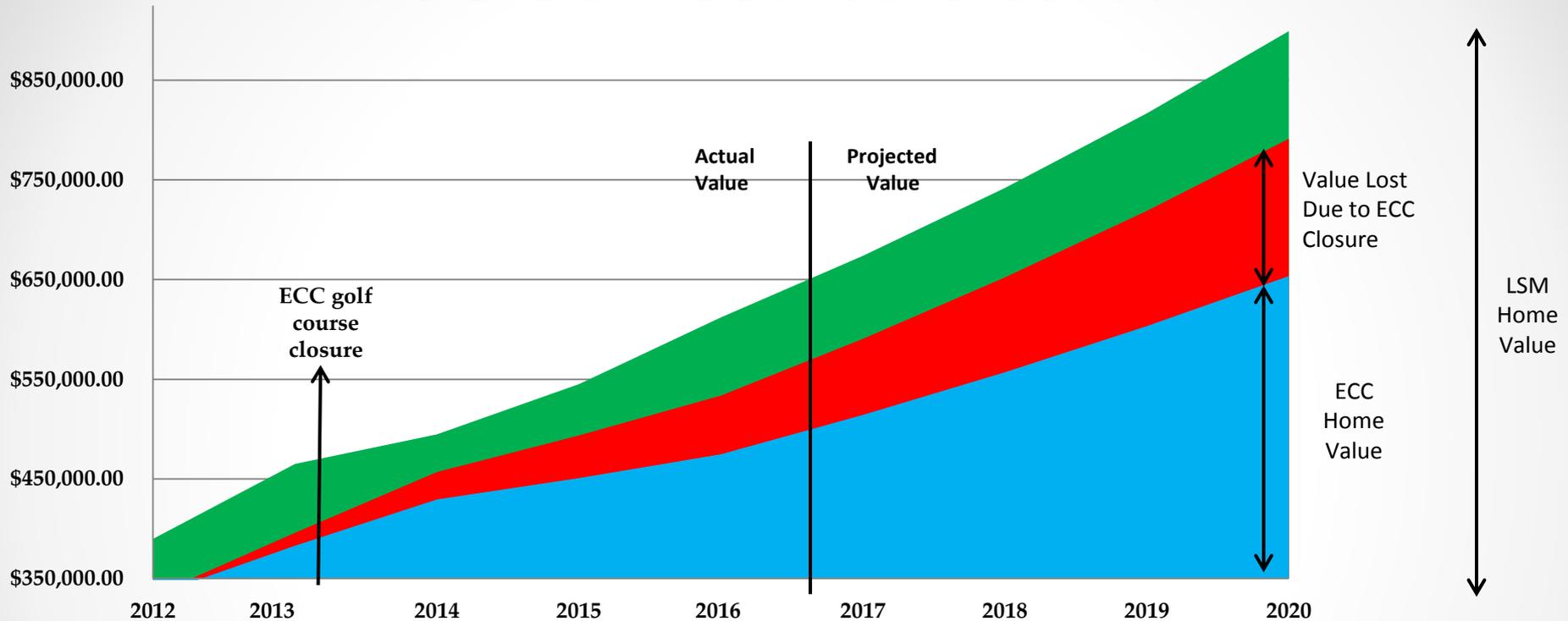
When the increase in property values projected for homes in the LSM neighborhood is compared to the much lower increase in property values projected for homes in the ECC neighborhood, the massive financial impact caused by closure of the Escondido Country Club becomes very clear ^{F2}.

A Comparison of Neighborhoods

Feature	ECC	Lake San Marcos
Average Home Size	1,800 sq ft ^{F3}	1,800 sq ft
Home Type	Single Family	Single Family
On/Off Golf Course Home Locations	Both	Both
Number of Homes	2,000 approx.	3,200 approx.
1/1/13 Average Home Value	\$332,820	\$389,700
7/31/16 Average Home Value	\$474,660	\$612,000
Average Annual Increase Since 2013	\$39,400	\$61,750
% Difference		+ 36.19%

All property values were obtained from public record home sale information

Financial Impact of the ECC Golf Course Closure



This Chart shows the impact of ECC closure on home values in the ECC neighborhood. Immediately before closure of the golf course, ECC home values were 17.09% lower than LSM home values. By 7/31/16, ECC home values were 28.93% lower than LSM home values.

By 2020, ECC home values are projected to be **37.72%** lower than LSM home values; and an 1,800 sq ft ECC home will be worth **\$133,676** less due to the impact of the golf course closure.

A Comparison of Home Values

Historically, property values in the Lake San Marcos neighborhood have been somewhat higher than the property values in the Escondido Country Club neighborhood. In 2012 LSM property values were 17% higher than property values in the ECC neighborhood, but property values in each neighborhood were increasing annually at roughly the same rates.

Beginning with the closure of the Escondido Country Club in April of 2013, property values in the LSM neighborhood began to increase faster on an annual basis than property values in the ECC neighborhood ^{F4}.

As of July 31, 2016, in the 3+ years since closure of the ECC golf course the values of properties in the LSM neighborhood have increased **11.84%** more than properties in the ECC neighborhood ^{F5}.

Based on the projections contained in the presentation, by 2020 values of properties in the LSM neighborhood will have increased **28.4%(??)** more than property values in the ECC neighborhood.

This means that in 2020, an 1,800 sq ft home in the LSM neighborhood will be worth **\$191,266** more than an 1,800 sq ft home in the ECC neighborhood ^{C1}.

Loss of Property Value, Tax Base and Revenue

By 2020, an average 1,800 sq ft home in the ECC neighborhood will have lost **\$133,676** in value due to the closure of the Escondido Country Club ^{C1}.

So, in addition to the loss of a major community asset resulting from closure of the ECC golf course and related social facilities, ECC homeowners are losing an average of **\$16,710** per year in property values.

Additionally, closure of the ECC golf course has resulted in the City of Escondido losing an annual property tax base of **\$33.4** million and by 2020 the City of Escondido will have suffered a total property tax base loss of over **\$267.3** million ^{C2}.

Loss of the ECC property tax base has cost the City of Escondido **\$70,182** in lost revenue each year since 2013 and by 2020 the closure of the ECC golf course will have cost the City of Escondido total lost revenue of **\$561,439** ^{C3}.



Footnotes, Assumptions and Calculations

Footnotes

F1 The neighborhoods of Escondido Country Club and Lake San Marcos are located 5.9 miles from each other and represent virtually identical population demographics, housing configurations, home size, geography, near-by facilities and most other important characteristics. Given the similar nature of the two neighborhoods, it is a fundamental assumption of this presentation that closure of the Escondido Country Club is the primary reason for the loss in property value experienced in the ECC neighborhood.

F2 Property values for both neighborhoods were calculated using per square foot values obtained from public record home sale information multiplied times the average 1,800 sq ft home size selected.

F3 1,800 sq ft was selected as the average home size based on public record home sale information .

F4 ECC Homes Total Value Increase from 2013 to 2016 = $29.8\% \div 3.6 = 8.28\%$ **Average Annual Increase**

LSM Total Value Increase from 2013 to 2016 = $36.3\% \div 3.6 = 10.08\%$ **Average Annual Increase**

F5 Average value of an 1,800 sq ft LSM home as of September 1, 2016 = \$612,000

Average value of an 1,800 sq ft ECC home as of September 1, 2016 = \$474,660

Assumptions

A1 In light of the point-by-point similarities of the ECC and LSM neighborhoods and the fact that the only significant difference between the two communities is the closure of the ECC golf course and related facilities, it is a fundamental assumption of this presentation that closure of the Escondido Country Club is the primary reason for the loss of property value experienced in the ECC neighborhood.

Footnotes, Assumptions and Calculations, cont.

C1 Calculation #1 – Projected Difference of ECC and LSM Home Values by 2020

Projected Values of ECC Homes from 2017 to 2020

Actual ECC values - 1,800 sq ft home from 2012 to 2016

2012 – Average value of homes sold per sq ft = \$184.90 x 1,800 sq ft = \$332,820

2013 – Average value of homes sold per sq ft = \$212.70 x 1,800 sq ft = \$382,860

2014 - Average value of homes sold per sq ft = \$238.50 x 1,800 sq ft = \$429,300

2015 - Average value of homes sold per sq ft = \$250.40 x 1,800 sq ft = \$450,720

2016 - Average value of homes sold per sq ft = \$263.70 x 1,800 sq ft = \$474,660

Total Value Increase From 2012 to 2016

29.8% ÷ 3.6 = **8.28% Average Annual Increase**

Projected ECC values - 1,800 sq ft home from 2017 to 2020

2017 – \$263.70 X 108.28% = \$285.53 x 1,800 = \$513,962

2018 - \$285.53 X 108.28% = \$309.18 x 1,800 = \$556,518

2019 - \$309.18 X 108.28% = \$334.78 x 1,800 = \$602,598

2020 - \$334.78 X 108.28% = \$362.50 x 1,800 = \$652,493

Projected Values of LSM Homes from 2017 to 2020

Actual LSM values - 1,800 sq ft home from 2012 to 2016

2012 – Average value of homes sold per sq ft = \$216.50 x 1,800 sq ft = \$389,700

2013 – Average value of homes sold per sq ft = \$258.30 x 1,800 sq ft = \$464,940

2014 - Average value of homes sold per sq ft = \$274.80 x 1,800 sq ft = \$494,640

2015 - Average value of homes sold per sq ft = \$302.80 x 1,800 sq ft = \$545,040

2016 - Average value of homes sold per sq ft = \$340.00 x 1,800 sq ft = \$612,000

Total Value Increase From 2012 to 2016

36.3 % ÷ 3.6 = **10.08% Average Annual Increase**

Projected LSM values - 1,800 sq ft home from 2017 to 2020

2017 - \$340.00 X 110.08% = \$374.27 x 1,800 = \$673,690

2018 - \$374.27 X 110.08% = \$412.00 x 1,800 = \$741,598

2019 - \$412.00 X 110.08% = \$453.53 x 1,800 = \$816,350

2020 - \$453.53 X 110.08% = \$499.24 x 1,800 = \$898,639

Comparison of Home Value Increase – ECC vs. LSM

ECC Home Value Increase 2012 to 2020 - \$317,673

LSM Home Value Increase 2012 to 2020 - \$508,939

2012 – 2020 Impact on Home Values = \$191,266

Footnotes, Assumptions and Calculations, cont.

C1 Calculation of ECC Home Value Impact from ECC golf course closure

4/1/13 DIFFERENCE IN HOME VALUES : ECC = \$192.04/sq ft LSM =\$227.84/sq ft DIFFERENCE =17.09%
7/31/16 DIFFERENCE IN HOME VALUES : ECC = \$263.7/sq ft LSM =\$340/.00sq ft DIFFERENCE =28.93%

PERCENTAGE DIFFERENCE IN HOME VALUES FROM 2012 to 2016 =28.93-17.09= **11.84%**
ANNUAL DIFFERENCE IN HOME VALUES FROM 2012 to 2016 = 3.29% per year

Actual + (Average differential increase Per Year)

2013- \$382,860 × 3.29%= \$12,596+ \$382,860= **\$395,456**

2014- \$429,300 × 3.29%= \$14,124 + \$12,596 + \$429,300= **\$456,020**

2015- \$450,720 × 3.29%= \$14,829 + \$14,124 + \$12,596 +450,720= **\$492,269**

2016-\$474,660 × 3.29%= \$15,616+ \$14,829 + \$14,124 + \$12,596 + \$474,660= **\$531,825**

2017-\$513,962 × 3.29%= \$16,909 + \$15,616 + \$14,829 + \$14,124 + \$12,596 + \$514,152= **\$588,036**

2018- \$556,518 × 3.29%= \$18,309 + \$16,909 + \$15,616 + \$14,829 + \$14,124 + \$ 12,596 + \$556,929= **\$648,902**

2019-\$602,598 × 3.29%= \$19,825 + \$18,309+ \$16,909 + \$15,616 + \$14,829 + \$14,124 + \$ 12,596 + \$603,266= **\$714,807**

2020- \$652,493 × 3.29%= \$21,467 + \$19,825 + \$18,309 + \$16,909 + \$15,616 + \$14,829 + \$14,124 + \$ 12,596 + \$653,457= **\$786,169**

Average 1,800 sq ft ECC Home loss of value by 2020= \$786,169– 652,493= \$133,676

Footnotes, Assumptions and Calculations, cont.

C2 Calculation #2 – Projected ECC Property Value Loss

Annual projected loss in property value of an 1,800 sq ft home in the ECC neighborhood as a result of the ECC golf course closure = **\$16,710**

Total projected loss in property value of an 1,800 sq ft home in the ECC neighborhood by 2020 = **\$133,676**

C3 Calculation #3 – Projected Loss of Tax Base and Tax Revenue by The City of Escondido

Annual projected tax base loss suffered by the City of Escondido as a result of the ECC golf course closure = $\$16,710 \times 2,000 \text{ homes} = \mathbf{\$33,420,000}$

Total projected tax base loss suffered by the City of Escondido from 2013 to 2020 as a result of the ECC golf course closure = $\$133,676 \times 2,000 \text{ homes} = \mathbf{\$267,352,000}$

Annual projected lost revenue by the City of Escondido as a result of the ECC golf course closure = $\$33,420,000 \times 1\% \text{ property tax} = \$334,200 \times \text{the City of Escondido's share (21\%)} = \mathbf{\$70,182}$

Total projected lost revenue by the City of Escondido from 2013 to 2020 as a result of the ECC golf course closure = $\$267,352,000 \times 1\% \text{ property tax} = \$2,673,520 \times \text{the City of Escondido's share (21\%)} = \mathbf{\$561,439}$

From: gfdbr@aol.com
Sent: Saturday, February 18, 2017 2:49 PM
To: Kristin Blackson; Mike Strong; John Masson
Subject: The ECC Density Issue and ECC Values
Attachments: Impact of ECC Closure on Neighborhood Property Values 8.29.pptx

In response to your request for comments regarding the development of the ECC golf course property, I hereby request that the attached study Impact of ECC Closure on Home Values be considered by the city in evaluation of any development plan. Our home values have already been adversely affected by 100k to 150k. No plan should be approved that would not enhance the value of ECC homes. This can be accomplished by new SFR home values of \$800k+ with lot sizes not less than 12,000 sq ft., in a nice development similar to Brookside.

Thank you,

Gary F. Johnston
1642 David Drive
Escondido, CA 92026
Telephone: (760) 738-1400
Fax: (760) 738-4012
Email: gfdbr@aol.com

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

From: gfdbr <gfdbr@aol.com>
To: kblackson <kblackson@escondido.org>
Cc: ben <ben@dbrfactors.com>; teesmail <teesmail@cox.net>; mslater.2014 <mslater.2014@cox.net>; realtorferrell <realtorferrell@yahoo.com>; ronaldjbrezic <ronaldjbrezic@yahoo.com>; gary <gary@vestco.net>; fgfreyne <fgfreyne@gmail.com>; garyodaffer <garyodaffer@gmail.com>; katey01 <katey01@gmail.com>; johnbrown1228 <johnbrown1228@cox.net>; rwfawley <rwfawley@cox.net>; jmasson <jmasson@Escondido.org>
Sent: Wed, Feb 15, 2017 8:08 pm
Subject: Re: The ECC Density Issue

Thank you.

Sincerely,

Gary F. Johnston
President
Diversified Business Resources, Inc.
1725 S. Escondido Blvd., Ste. A
Escondido, CA 92025
Telephone: (760) 738-1400
Fax: (760) 738-4012
Email: gfdbr@aol.com

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

From: Kristin Blackson <kblackson@escondido.org>
To: gfdbr <gfdbr@aol.com>@escondido.org
Cc: Mike Strong <mstrong@escondido.org>

Sent: Wed, Feb 15, 2017 4:02 pm
Subject: RE: The ECC Density Issue

Gary,

We are currently working on collecting all background information regarding previous proposals on the project site. In the next few weeks, we will post the information on the project website (www.escondido.org/ecc.aspx) and make sure you get a copy.

Thank you,

Kristin Blackson
Contract Planner
City of Escondido

rw

From: gjfdbr@aol.com [<mailto:gjfdbr@aol.com>]

Sent: Friday, February 10, 2017 12:08 PM

To: John Masson <jmasson@escondido.org>; Kristin Blackson <kblackson@escondido.org>; Mike Strong <mstrong@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Sam Abed <sabed@escondido.org>

Cc: rwfawley@cox.net; realtorferrell@yahoo.com; m Slater.2014@cox.net; khl@lfap.com; ben@dbrfactors.com; connie.smeyres@att.net; katey01@gmail.com; fgfreyne@gmail.com; ronaldjbrezic@yahoo.com; gary@vestco.net; jackui2003@yahoo.com; realtorpurpura@yahoo.com; lindypurpura@yahoo.com; teesmail@cox.net; swadley1@cox.net; jc33ham@att.net; kataylor27@yahoo.com; turko@kusi.com; mikerhomes@cox.net; phunter@cox.net; recrowe@cox.net; thereeltherapy@gmail.com; jimbillingsley@cox.net; boozer.ann97@gmail.com; joeboozer@cox.net; jan.clark@sbcglobal.net; hdoorn@sbcglobal.net; j.grollo@cox.net; jhassler41@gmail.com; christina.herrera@teradata.com; calmendo@yahoo.com; kathrinmathes@yahoo.com; romar1@cox.net; tlleivas@aol.com; sallinz@cox.net; sjr3@cox.net; marshall.rosalie@yahoo.com; deeamc@cox.net; granifran@gmail.com; shaunamclean@cox.net; ecmm@mailbug.com; richardmontague@cox.net; nghiem.nguyen@kontron.com; o2btigerw@aol.com; monicapeterson@fibrosorce.com; joeshuler@cox.net; ssowers6@hotmail.com; dltowne@gmail.com; uhlhouse@cox.net; pwade@wadetronic.com; d-waller@sbcglobal.net; clark.waller@gmail.com; chickeyrose@aol.com; guitaruno@aol.com; mandmwilliams@cox.net; yerkes@cox.net; BILLBARBW@att.net; william.boersing@cox.net; stelalorenzo53@yahoo.com; wacknitz.stephen@gmail.com; jahler@cox.net; marykalr@aol.com; elcliff@aol.com; becky15rocco@gmail.com; boblowrey@yahoo.com; bozzayrealty@cox.net; johnbrown1228@cox.net; mariabowmanres@cox.net; uncferd@cox.net; bmillons@yahoo.com; cathyelkin@gmail.com; ce1putt@yahoo.com; countryviewestates@cox.net; coffeegal777@cox.net; garycook4@gmail.com; cvermillion2@cox.net; chargertom@aol.com; dan.medialogic@gmail.com; dan14rocco@cox.net; mustangdebi60@gmail.com; rch4545@gmail.com; drew@rfcheck.com; gpfdelarentis@gmail.com; stelbystarlite@aol.com; emwedeking@cox.net; frankt44@cox.net; queenk760@cox.net; hoyjp@yahoo.com; kheiland@farmersagent.com; suzanneinsandiego@gmail.com; jamesparker5@juno.com; jeff.lepere@gmail.com; jjim@seymourappraisalteam.com; joanncorich@cox.net; grlaperle@aol.com; joe.lestyk@cox.net; rhoda.laxa@gmail.com; tutumarilyn@aol.com; marknsue@hotmail.com; michelle.warn@ashford.edu; mbrown154@roadrunner.com; turko@kusi.com; mike@bandbappliance.net; nancy.delarentis@gmail.com; nancyheiland@yahoo.com; nchan@firstchoicebankca.com; rik_purpura@yahoo.com; tprevetz@cox.net; Rick.Elkin@cox.net; danisc1@cox.net; eccho.info@gmail.com

Subject: The ECC Density Issue

John,

Sometime back Bob Fawley related to me that you have a density study in your office. If so, could I get a copy of it? It might help shorten our effort to produce a comprehensive density study covering all 29 building project around ECC. To date we have finished 13 of the 29 with results indicating 45 + acres will not be buildable due to transfers because of the open space/golf course. When the study is completed it may indicate few, if any, additional houses may be built on ECC golf course area. I am bearing the expense to complete the study, however, it seems to me that the city should have performed this analysis in 2012 to 2014. Why was that not accomplished since it is the key issue regarding future development? Seems the issue should have been central to the lawsuit between SITR and the city.

The citizens of Escondido deserve more efficiency. I am hereby requesting full **disclosure** on this issue and if it is the city's intent to approve any building plan that will further compromise our community, the R1-7 zoning and our property values.

Sincerely,

Gary F. Johnston

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

From: mslater.2014 <

slater.2014@cox.net>

To: fgfreyne <fgfreyne@gmail.com>

Cc: gfidbr <gfidbr@aol.com>; ben <ben@dbrfactors.com>; realtorferrell <realtorferrell@yahoo.com>; rwfawley <rwfawley@cox.net>; ronaldjbrezic <ronaldjbrezic@yahoo.com>; gary <gary@vestco.net>; teesmail <teesmail@cox.net>; katey01 <katey01@gmail.com>; Bob Crowe <recrowe@cox.net>; Jack Hall <jackui2003@yahoo.com>; Pat Hunter <phunter92026@gmail.com>; Mike Rousseau <mikerhomes@cox.net>; Connie Smeyres <connie.smeyres@gmail.com>

Sent: Fri, Feb 10, 2017 9:00 am

Subject: Re: The ECC Density Issue

Hi Frank,

I agree with you but the CEQA EIR process has already started. The public Scoping Meeting is the beginning. I would ask you to send this letter to Kristin Blackson, Contract Planner, email: kblackson@escondido.org, copy John Masson and Mike Strong, Assistant Planning Director, email: mstrong@escondido.org.

We met with Kriston Blackson and Mike Strong on Wednesday regarding the Scoping Meeting. They emphasized that they take community comments seriously and the more comments they receive about a Scoping Issue then the more attention it will get. The Scoping Meeting will consist of meeting with the planners about our concerns and there will be forms provided to write down the concerns. There will be no public speakers. All emails, US mail and written comments become part of the EIR and will become available for the Planning Commission, City Council and the general public to read.

The ECCHO Directors are only nine people. Our written comments are on record but they are only 9 and we need 900 comments. Scoping Issues include the density transfer study, air quality, flooding, flood zone restrictions and storm water run-off, traffic, schools, water demand, global warming, general plan conformity, Archeology to name a few.

It is time for the community to assist the ECCHO Board with the EIR. We need people to go to the scoping meeting on Monday, February 13th and write to the Planners in charge of the EIR before February 24th. If the City does not hear from us then they assume we don't care!

Please send your concerns to the City and encourage others to do the same.

Thanks for your continued support Frank.

Mike Slater

On Thu, Feb 9, 2017 at 8:53 PM, F G Freyne wrote:

Hi Gary and ALL,

In my viewpoint, completing the density study(which I equate with the land variance from the existing zoning regulations to allow houses to be built for sub-standard sized lots; with the subtracted land variance assigned to the "OPEN SPACE" known as the ECC) is the first order of business. This must be done by the City of Escondido. They need to prove to us that any building whatsoever can be erected legally on the ECC property.

The second order of business is to have the City of Escondido provide all zoning decisions and city planning documents, throughout the past 55 years or so, that deal with the ECC and all housing in the ECC area.

We will need to check the city results from these studies / report gathering. I should be able to contribute to this effort beginning the end of this month.

Until the City of Escondido completes these efforts, it appears that all the other efforts (eg CEQA, traffic, water availability,etc) can be put on hold.

Thank you for all your efforts to date.

Frank G Freyne

On Thu, Feb 9, 2017 at 10:30 AM, <gfydbr@aol.com> wrote:

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

From: mslater.2014 <mslater.2014@cox.net> r

To: gfydbr <gfydbr@aol.com>

Cc: Ken Lounsbery <khl@lfap.com>

Sent: Wed, Feb 8, 2017 4:22 pm

Subject: RE: The ECC Density Issue

Gary,

I have talked with the City Planner and the City has not done a Density Study that they are aware of. We have formally requested the City (01/30/17) to complete the density transfer study, including all projects that were developed based upon the set-aside of open space provided by the golf course as part of the EIR.

I suggest you complete as much of the work as you can and submit your findings to the City Planner, Kristin Blackson, before February 24, 2017. When you submit your findings, also formally request that they complete the study as part of the EIR. I don't think the City Planner is enthusiastic about doing a density study but we have to put the pressure on them.

You can submit your work to Kristin Blackson at Monday's (02/13/17) scoping meeting or email it directly to her at kblackson@escondido.org

Thanks,

Mike Slater

On Wed, Feb 8, 2017 at 11:20 AM, gfydbr@aol.com wrote:

Mike,

I am spending a lot of staff time and money to complete the Density Study on all 29 building project around the golf course. Based on the emails between Bob and John Masson, enclosed, the city has completed a density transfer study. Do you have a copy that you could send me?

As of this date, we have completed the analysis on 13 of the 29 projects and the results are inconsistent with John's comments. OUR results are expanding the non-buildable acreage reflected in the study commissioned by ECCHO using only 5 projects.

Sincerely,

Gary F. Johnston

From: gfdbr@aol.com
Sent: Saturday, February 18, 2017 3:51 PM
To: Kristin Blackson
Cc: Mike Strong; John Masson; ben@dbrfactors.com; fgfreyne@gmail.com; khl@lfap.com; garyodaffer@gmail.com; ronaldjbrezic@yahoo.com; realtorferrell@yahoo.com; gary@vestco.net; thereeltherapy@gmail.com; mslater.2014@cox.net; realtorpurpura@yahoo.com; katey01@gmail.com; rhodalaxa@gmail.com; teesmail@cox.net
Subject: THE VILLAGES CASE NO.ENV 16-0010 - SCOPING
Attachments: Impact of ECC Closure on Neighborhood Property Values 8.29.pptx

Kristin,

It was a pleasure to meet you and Mike at the Public Scoping Meeting on Monday. I have lived in Escondido since 1967 and located to the ECC area in 1988. I have acquired 7 properties in the ECC area over last 30 years, therefore, I have a significant financial interest in area. I commissioned the attached analysis of the Impact on Property Values as a result of the golf course closure. I have previously submitted it to John Masson, as indicated below.

Please consider the this email and the email to John reflected below as my comments regarding the Village Case or any other ECC development plan that may be considered. In addition, I support the comments submitted by Dr. Frank G. Freyne in his email dated 2/17/17.

Thank You,

Gary F. Johnston

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

From: gfdbr <gfdbr@aol.com>
To: jmasson <jmasson@escondido.org>
Cc: ben <ben@dbrfactors.com>; khl <khl@lfap.com>; mslater.2014 <mslater.2014@cox.net>; realtorferrell <realtorferrell@yahoo.com>; ronaldjbrezic <ronaldjbrezic@yahoo.com>; fgfreyne <fgfreyne@gmail.com>; gary <gary@vestco.net>; connie.smeyres <connie.smeyres@att.net>
Sent: Wed, Jan 25, 2017 11:39 am
Subject: Re: Impact of Golf Course Closure on ECC Property Values

John,

Thank you for your timely and thoughtful response. Yes, by all means you may share the analysis with whomever you wish.

Again, thanks for all you are doing to protect our community.

Gary

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

From: John Masson <jmasson@escondido.org>

To: 'gfjdbr@aol.com' <gfjdbr@aol.com>

Cc: khl <khl@lfap.com>; ben <ben@dbrfactors.com>; mslater.2014 <mslater.2014@cox.net>; realtorferrell <realtorferrell@yahoo.com>; connie.smeyres <connie.smeyres@att.net>

Sent: Wed, Jan 25, 2017 11:20 am

Subject: RE: Impact of Golf Course Closure on ECC Property Values

Hi Gary,

Thanks for the note and the analysis. Are you planning on submitting the analysis to our planning department? Is it ok to share with others?

I agree with you that the City should have done a much better job of clarifying zoning and the status of the ECC many years ago. Looking back, it seems that we could have done many things differently to preserve our community.

Unfortunately, I don't think Judge Maas dove into the history of our community and how it was developed before he came to the judgement that we owe the property owner density. So, here we are; the process has begun and now is the time for us to stand up again and control the outcomes through the planning process.

You mention additional litigation as an option and I don't blame you for considering it as an option. I'm hopeful that we'll make progress with a smaller, less dense development that is truly sensitive to the community and begin the process of bringing property values and our community back.

Keep up the good fight!

John Masson

Council Member- District 2

City of Escondido

201 North Broadway

Escondido, CA 92025

760.839.4638

www.escondido.org

From: gfjdbr@aol.com [<mailto:gfjdbr@aol.com>]

Sent: Tuesday, January 24, 2017 4:25 PM

To: John Masson <jmasson@escondido.org>

Cc: khl@lfap.com; ben@dbrfactors.com; mslater.2014@cox.net; realtorferrell@yahoo.com; connie.smeyres@att.net

Subject: Impact of Golf Course Closure on ECC Property Values

John,

Thank you for your continued interest and support of Escondido Country Club (ECC) neighborhood. To quantify just one of the damages our neighborhood has suffered from the loss of an operating country club, we recently finalized the attached financial analysis of the Impact the ECC Golf Course Closure had on our property values. As you can see, ECC property values and city revenues have been adversely impacted.

As a long-time resident of the ECC neighborhood and owner of 7 houses in the ECC area, I have personally suffered considerable personal and financial loss from the country club closure. I am of the opinion that the City of Escondido, not

you personally, allowed this massive negative impact to come about due to poor planning oversight, a lack of diligence and gross negligence in the form of non-enforcement of zoning regulations for the ECC area. This sloppy job by the City has caused the new owner of the ECC property to develop delusions of grandeur by thinking he could put 400 new homes on 110 acres of property that was intended for open space and/or a golf course.

I am a member of a sizeable group of ECC homeowners that could support a carefully managed development of around 100 upscale homes in a large-lot, gated community on ECC property that would resolve the current development stalemate and enhance our existing home values. Such a development would necessarily be comprised of a limited number of new single family homes with sale prices in the \$800k to \$900k range. We would consider such a low-density, high-value development an appropriate use of the ECC property and partial *restitution* for our loss, as a result of the possible increase in the value of all properties in the ECC community.

We appreciate that you and your father are working diligently to create an alternate plan for development of ECC property that would be acceptable to the property owners and the community. Our group is business oriented and pragmatic and we understand how difficult that task may be. While we favor a golf element and/or no development at all, we understand the realities of this situation and would accept the improvement of our neighborhood and property values that an appropriately scaled low-density, high-end single family development could provide.

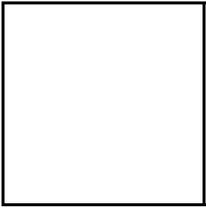
Our group has been considering litigation as a way to enforce our rights related to the *Doctrine of Equitable Servitudes*. However, if an appropriate compromise development that meets reasonable financial requirements of the ECC property owner and is also be an appropriate and valuable addition to the ECC neighborhood were to be proposed, we believe the current dispute could be brought to an end without more litigation.

Neither the ECC neighborhood nor the City should ever be expected to approve of an ECC property development of the density and negative impact of what has previously been proposed. Our hope is to suggest an alternative use of the ECC property that would result in a lower impact and higher benefit providing the property owner with a fair profit without doing further damage to our neighborhood.

We greatly appreciate your dedicated support and professional efforts to resolve this dilemma and we would be happy to meet with you and other City leaders to further explore the possibilities of this concept.

Sincerely,

Gary Johnston



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: gfjdbr@aol.com
Sent: Friday, February 24, 2017 8:00 PM
To: swadley1@cox.net
Cc: mslater.2014@cox.net; realtorferrell@yahoo.com; fgfreyne@gmail.com; ronaldjbrezic@yahoo.com; khl@lfap.com; gary@vestco.net; garyodaffer@gmail.com; John Masson; 'martin@escondido.org; Kristin Blackson
Subject: Re: NUWI "The Villages"

Jerry,

Please see Mike Slater's (ECCHO) revised density analysis which indicates max of 137 houses can be built. Hope you can support the plan proposed by ECCHO. I personally prefer about 100-125 upscale (\$800k+) homes in a gated community that will enhance our property values (\$100,000,000+ development project). Surely SITR can make a decent profit on that size development. Please remember that our homes have already been devalued by \$75k to \$100k each, and, we deserve consideration of this reality by the City, by not approving any plan that does not enhance existing property values. As you know, I am a member of a group of ECC home owners that are prepared to litigate and obtain an injunction for any development plan that does not enhance our community....we hope that is not necessary.

It has been almost four (4) years since you and I and couple others founded ECCHO. It has been a long struggle, thousands of hours of volunteer effort, hundreds of thousands of dollars donated, unbelievable dedication by you and the ECCHO directors to protect our community from the "BH Raider". We were not able to save/bring the golf course back but perhaps the City will now do the *right thing* by only approving a plan that will enhance the value of our homes and the ECC community.

Thank you for hanging in there, your sacrifices and your dedication to our cause.... you did a great job.

Gary Johnston

Thanks,

Gary Johnston

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

From: Jerry Swadley <swadley1@cox.net>
To: Ed Gallo <Egallo@ci.escondido.ca.us>; jmasson <jmasson@ci.escondido.ca.us>; Michael Morasco <Mmorasco@ci.escondido.ca.us>; ODiaz <ODiaz@ci.escondido.ca.us>; Sam Abed <Sabed@ci.escondido.ca.us>
Cc: Kristin Blackson <kblackson@escondido.org>; 'bmartin' <'bmartin@escondido.org'>
Sent: Fri, Feb 24, 2017 10:08 am
Subject: NUWI "The Villages"

Escondido City Council:

ECC current property owner's objective has always been transparent: He is attempting to turn an outrageous profit on his investment. The problem with this is that it forces New Urban West, Inc. (NUWI) to maximize the number of houses in "The Villages" project to 392 homes to make business sense.

However, the content of personal conversations I've had in the past with every City Council member concluded with "**unwanted** development will not be forced on the ECC existing homeowners."

Objections to compromise on development by existing homeowners have calmed, but the current NUWI plan is clearly unwanted because it is overcrowded, has numerous, significant environmental impacts and the primarily two story residences does not blend into the existing neighborhood.

"The Villages" plan **takes away** 63 of the 109 acres, of the original ECC green open space, for development. For this reason alone, exceptions to the R-1-7 zoning should not be granted. Another reason is that CA Superior Court Judge Maas ruled the Escondido City Council cannot change the current R-1-7 zoning. Last reason is Escondido voters rejected Proposition H by a 2 to 1 margin in 2014 that would have allowed a 430 home development almost identical to "The Villages".

Finally, 63 acres divided by 7000 sq. ft. allows for 272 lots maximum for development. Ironically, this is the exact number of homes the current ECC property owner provided as a rough preliminary plan to both the City Council and ECCHO two years ago. A more reasonable number for development would be less than 200 single story homes of high quality that serves and preserves the legacy of the community while helping property values after closing the golf course. Thank you.

Jerry Swadley

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

From: Tarra Judson-Stariell <tarra@cox.net>
Sent: Monday, February 27, 2017 9:38 PM
To: Kristin Blackson
Subject: RE: [Website Feedback]: Country Club building project

Dear Kristin,

Thank you for your response and in deference to establishing myself as a little more literate, may I please submit this amended letter with typos corrected? Shows me that late-night email writing should be avoided by me.

Thank you for your consideration.

Tarra

To Whom It May Concern:

I have previously written to Mayor Abed and am now addressing the entire City Council to voice my concerns for the density of housing New Urban West is proposing for the property's owner, Mr. Schlesinger. I do not live directly on the golf course, rather own a home in the "Country Club Woods."

The express purpose of my email is to request you reduce the number of homes that are built on the former gold course property. Traffic is already quite dense during peak hours and since this was designed as a calm neighborhood, it would appear to have a greatly adverse effect on the surrounding homes, quality of life, and not the least, the loss of yet another green space.

I am hopeful you will take this and so much more in consideration when discussing whether or not to give the green light to someone who readily engages in deceptive tactics and is allowing his bottom line to be greed.

Respectfully,

Tarra Judson Stariell
1705 Larkhaven Glen
Escondido, CA 92026

Tarra Judson Stariell • MFT • CBT
327 South Ivy Street • Escondido, CA 92025
333 Olive Street • San Diego, CA 92103
760-294-2150 • FAX 760-294-2151
email: tarra@cox.net
www.SanDiegoSomaticTherapist.com

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From: Kristin Blackson [<mailto:kblackson@escondido.org>]
Sent: Monday, February 27, 2017 3:26 PM
To: tarra@cox.net; John Masson <jmasson@escondido.org>; Mike Strong <mstrong@escondido.org>
Subject: RE: [Website Feedback]: Country Club building project

Dear Tarra,

Thank you for your comments. Your comments and concerns are part of the record and will be included in the Draft Environmental Impact Report (EIR).

Please refer to the City's website to keep up-to-date on everything related to the City's review of the development proposal (www.escondido.org/ecc.aspx) or contact me directly via email.

Sincerely,

Kristin Blackson
Contract Planner
City of

From: John Masson
Sent: Friday, February 24, 2017 6:48 AM
To: Mike Strong; Kristin Blackson
Subject: Fwd: [Website Feedback]: Country Club building project

FYI

John Masson
Deputy Mayor
District 2

Sent from my iPhone. Please excuse typos and brevity.

Begin forwarded message:

From: <noreply@www.escondido.org>
Date: February 23, 2017 at 9:36:07 PM PST
To: <sabed@escondido.org>, <odiaz@escondido.org>, <egallo@escondido.org>, <mmorasco@escondido.org>, <jmasson@escondido.org>
Subject: [Website Feedback]: Country Club building project
Reply-To: <tarra@cox.net>

Tarra Stariell
tarra@cox.net

To Whom It May Concern:

I have previously written to Mayor Abed and am now addressing the entire City Council to voice my concerns for the density of housing New Urban West is proposing for the property's owner, Mr. Schlesinger. I do not live directly on the golf course, rather own a home in the "Country Club Woods."

The express purpose of my email is to request you reduce the number of homes that are built on the former gold course property. Traffic is already quite dense during peak hours and since this was designed as a calm neighborhood, it would appear to have a greatly adverse on the surrounding homes, quality of life, and not the least, the loss of yet another green space.

I am hopeful you will take this and so much more when considering giving the green light to someone who readily engages in deceptive tactics and is allowing his bottom line to be greed.

Respectfully,

Tarra Judson Stariell

1705 Larkhaven Glen

Escondido, CA 92026

From: Lisa Koch <mtn2lake@gmail.com>
Sent: Wednesday, February 15, 2017 10:01 AM
To: Kristin Blackson
Subject: Escondido Country Club

Dear Ms. Blackson,

We are writing to express our deep concerns about the proposed build out of the former Escondido Country Club Golf Course. We are highly opposed to such a project.

We have loved living here since 1997. We love it for so many reasons. Our home overlooks many areas of the golf course and we hate to think of it going away. It doesn't need to and we sincerely plead with those in charge of making such a decision to stop this project.

What we love about this area:

Quiet, traffic calm streets in our immediate area. Note however that morning and afternoon traffic on Country Club and El Norte Pkwy has greatly increased the past few years. I cannot imagine how bad it would be if it had an influx from 392 new dwellings thrust into the mix!

Ducks, migratory birds that once counted on the several ponds and open space. From our patio, which overlooks many areas of the golf course, we would enjoy watching the flocks of ducks come and go, not to mention the countless other birds, such as egrets, hawks, and more. (Many of which would visit our own yard over the years. Now that the ponds have been sucked dry, this doesn't happen. We see ducks circling and circling, trying to find their life long migratory route lake!)

Coyotes, rabbits and so much wildlife will be pushed away from this country-in-the-city area.

Frogs and such that we hear each night. This may sound funny to say, but if you lived here, and experienced this sweet touch of nature, and the country like feel it gives, you would agree.

Peace and quiet from older, matured neighbors overall. It's not a senior community, but as a (former) golf course/country club area, it attracted those with similar interests and values in selecting, and paying more, I might say, for a community they esteemed and appreciated.

It is such a vast part of our lives. We live here 24/7 and it matters so very much to so many.

We most sincerely ask all decision makers to keep this sweet and quiet pocket of Escondido as it has been for decades and NOT allow a buildout with hundreds of new homes. Thank you for your consideration to our letter.

Sincerely,
Jeff & Lisa Koch
1628 Pinehurst Ave
Escondido, CA 92026
760-743-2795
Mtn2Lake@gmail.com

From: Robert Korbecki <rkorbecki@yahoo.com>
Sent: Wednesday, February 22, 2017 9:34 PM
To: Kristin Blackson
Subject: Escondido Country Club Development

February 22, 2017

Miss Blackson,

I am a resident of the Escondido Country Club Area. My home is located less than a block away from the property line of the Country Club. I moved here from The Eastlake community of Chula Vista. While in Chula Vista I lived in higher density area homes similar to the ones proposed for the Country Club. I was on the board of directors for my 256 home complex. The complex had two car garages for each town home, which no one used for their vehicles. The homes had three bedrooms with three to four cars attached to each home. There was only space for 80 vehicles for on street parking. So at every HOA meeting, people complained about parking because they had to walk up to almost a mile to find spots to park. The neighbors in the area where the residents to my complex parked threatened to slash the tires of the people parking in front of their house. So I decided to move away from that style of community.

I moved to Escondido and if the current plan is approved as is, I foresee similar issues as I experienced before. I have examined the plans and observed the home lots are so small there will not be much on street parking because the garages will take up most of the roadway in front of the homes, and you cannot block a driveway to park, including your own. Also some of the proposed homes do not have driveways to park cars as the current homes do. I cannot see a clear depiction of the condos on the east side of the development. Will the units have enough parking?

As I look at the plans, they resemble the old subdivision I had moved from. I foresee residents walking far distances to park their cars on the street, because the lots are not large enough. The problem will compound and the existing residents may not be able to park in front or near their home because the residents of the new development will spill over to the existing community. So as with my previous community, they will go to city council and complain look for solutions. Solutions, which cannot be addressed now!

I would like to see the zoning stay the same and avoid a change. I am not opposed to developing the land; I would like to see the project proceed without changing the feel of the community.

Part of the community is the strip mall at El Norte and Country Club. There are existing store fronts, which are not being used in the strip mall. If you had more businesses, ie. coffee shop and such, the business who have been keeping their doors open may suffer if there is more competition. I don't want to see more empty business because the area cannot support them.

Sincerely,
Robert G. Korbecki
1901 Edith Drive,
Escondido Ca, 92026

From: [Norma Kosoff](#)
To: [Kristin Blackson](#)
Cc: [Mike Strong](#); [John Masson](#)
Subject: Public Review Period, Case No. ENV 16-0010, Sub 16-0009
Date: Tuesday, February 21, 2017 4:31:51 PM

From: Norma Kosoff
1541 David Drive
Escondido, CA 92026

My husband and I moved from Mission Viejo, CA to our Escondido home 10 1/2 years ago. We moved for only one reason, to live on a golf course. My husband looked for a year and a half to find the perfect single level home on the perfect spot on a golf course. He found it at the Escondido Country Club. Since that time, our retirement dream has been destroyed, both emotionally and financially. There seems to be no way to get it back.

I have many concerns regarding the environmental impact on our community

1. The open space behind our golf course home, former fairways 7 and 17, is on a water table, as well as a flood zone. We have seen what happens when the rains come, and there is no way homes could be safely built on this space. No drain pipes or culverts could accommodate the amount of water that rushes through this space. There are many other fairways that experience the same situation. Flooding does occur.
2. There are over a thousand 50+ year old trees on the Country Club property which would all be chopped down. Those trees are home to thousands of birds, from wrens to spectacular golden hawks. These are their nesting places and they would be destroyed. The lakes house hundreds of ducks and egrets which again would be destroyed. An environment destroyed for the financial profit of a few greedy people. A very sad scenario.
3. Because we purchased a City and Planning Commission approved golf course home, we have no back yard. Our back yard was a golf course. The developer's plans have a 2 story house built directly behind our home. I cannot imagine the construction that would take place directly behind my home. Our lives would be a living nightmare. We have lost so much money because of this plan, we could never afford to move to escape the nightmare. Our final years have been stolen from us.
4. The traffic situation in our area is already overwhelmed. When I try to get to the 78 freeway from my home in the morning, it now takes up to 1/2 hour. It is approximately 3 miles. If a couple of thousand cars are added, it would take far longer. This involves Woodland Parkway to the onramp of the 78 freeway. There is nothing that can be done to widen this street because homes, parks, schools and businesses are built right on the sidewalks. This fact also affects the route from Nutmeg to El Norte, to the freeway onramp to the 15 freeway. There is one lane in each direction and nothing can be done to widen the street. There is nothing that can be done to alleviate these situations and the plan does not adequately address the problems.
5. The number of homes that are proposed in the plan were denied by the citizens of Escondido in an election a couple of years ago. This is basically the same plan. There is not enough water, electricity, streets or schools to support 392 homes.

I am sure there are many other environmental concerns that would affect our community, but I have tried to include the ones that would affect the two thousand people who live here. This proposal is a travesty.

Sincerely,
Norma Kosoff

RECEIVED

FEB 15 2017

CITY MANAGER'S OFFICE

February 8, 2017

Mr. John Masson
Escondido City Council
201 N. Broadway
Escondido, CA 92025

Re: ECCHO - New Urban West Development Plan

First of all I would like to state I do not want a housing development in my back yard. I live on the old golf course.

I realize there will probably be a housing development so I am stating my concerns. Just for information purposes, I bought my home in 2006 and had it appraised. Last month I refinanced and had it appraised again. It is now worth \$150,000 less than when I bought it. Most of Escondido has experienced a return to their appraisal rates before our market crash in 2008 and 2009. Losing the golf course caused a large part of this reduced appraisal. Another large part is because it has not been determined what will be behind my house.

My concerns are as follows:

How many homes will be built? I have seen the proposed layout for 392 homes. The thing I do not like is they have proposed small lots with 2 story homes that look like square boxes. They say these homes will increase the value of my home. I think not!

Thank you for your time and consideration.

Since I look out to the golf course, I would like to see only 1 story homes built on larger lots. (the condos would be an exception in the area where they are proposed) The quantity has to be much lower than 392, somewhere in the low 200s.

I also believe there should be a green area behind our houses so we are not up against their new fences or walls.

Flooding I live on David Drive, east of Gary Lane. A few years after I moved into my house, around 2008 or 9, we had heavy rains. There is a drainage ditch on the 17 fairway, behind the homes on Country Club Lane. The water overflowed the ditch ran over the top of the bridges and was 1 foot deep on the fairway. The course was closed for over a week because of the heavy rains and the lack of a drainage system to handle and move this water on.

When I see plans to build homes on this fairway without elevating the ground level, I think it is irresponsible to approve this construction. The water tables are also high in this area. The club wanted to build a sand trap in 2011 and when they started to dig, they found water 12 inches below the surface. We have not lost any trees, behind my house, due to the lack of irrigating the fairways.

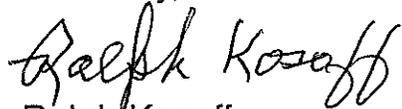
Traffic We already have heavy traffic on Country Club Lane, Nutmeg and Woodland Parkway. If we want to go south on I 15 at the corner of Nutmeg and El Norte, it generally takes two signal changes to be able to make the turn. If we want to go west on the 78 and go to the freeway on Woodland Parkway in the morning, it takes 15-20 minutes to get to the freeway.

With even 200 more homes, there would be cars making around 2000 more trips each day. To accommodate these cars without making these trips even longer, major changes would be required on both these routes.

STIR has stated we have cost him a lot of money. When you figure what his purchase did to the properties in this area we have lost many times what he has, plus it has changed our lives and retirement plans.

Please consider these things when you are reviewing the plans to develop this property.

Sincerely,

A handwritten signature in black ink that reads "Ralph Kosoff". The signature is written in a cursive style with a large, stylized 'R' and 'K'.

Ralph Kosoff

1541 David Drive

Escondido, CA 92026

ralph.kosoff@cox.net

760 746-7500

From: Captlackey@aol.com
To: [Kristin Blakson](#)
Cc: captlackey@aol.com
Subject: The defunct Escondido Country Club
Date: Tuesday, February 14, 2017 2:00:41 PM

Miss Blakson

Please consider this:

Like most home owners in the area, a big factor in my purchase was the green open space that the golf course provided, This was an peaceful and up -scale neighborhood that I have enjoyed since 1986.

That is changing. Since the country club closed, my neighborhood has seen an increase in renters, cars , stuffed garages, and traffic, Upscale ?--not so much anymore. Home value up to its potential ? No

Please insist that the developer submit a complete plot plan, including lot layout ,street locations, building density,and design before you pass judgment on the proposal. Will it add or subtract from the neighborhood and the city of Escondido in the long run?

Thank you

James Lackey
2104 David Dr
Escondido CA 92026

16 February 2017

To: Whom it May Concern

Re: Future of the property formerly known as the Escondido Country Club.

Hello. My name is Chad Lanting. My wife Sarah and I work at two of the high schools in Escondido, I as a counselor and she as a sign language interpreter.

We live at 2014 Jason Glen. Our home directly borders the property that was formerly the golf course. We purchased our home in late November 2012. It was and is our first and only home. We were thrilled and felt extremely fortunate to be able to find and purchase a home in nice, family oriented, safe area with a vibrant community and appealing aesthetic balance of homes and green space.

Within 1 month of taking ownership, we were informed that the golf course would be permanently closing. We were, I believe understandably, very upset. My wife and I are not golfers. There was no express promise that the golf course would always remain; however, I was born and grew up in this area, so I submit there was a feeling that it would and the news came as a shock.

I have several concerns moving forward for the potential development of the property.

First, and perhaps foremost, I believe the property should be developed in a way that fairly accounts for the historical development and formal and informal understandings that have guided that process. It is my current understanding that much of the area was developed with the assumption and reliance on there being a golf course to provide green space and other factor such as drainage. I don't mean simply as a selling point, but rather that properties were developed on smaller lots or in layouts that depended on the golf course. I feel that however the development proceeds, it should have to address the property's history rather than simply treat as a developable piece of land in 2017, that is free of encumbrances and historical agreements (whether formal or not) about the surrounding areas.

Next, I have concerns about the infrastructure and dynamics of the area. There is already a large number of commuters using the limited roads in and out. Perhaps, more importantly, there is an existing, let's call it feel, of the area which encourages neighbors to walk, run, enjoy the outdoors, and generally feel safe. It would be truly sad if all involved parties did not try to protect the feel of the area for current residents, future residents, and as an integral part of Escondido.

Finally, I say this not as a token, but I have concerns about the natural aspects. The 40+ years of golf course and currently undeveloped land have allowed numerous plant and animal species to become part of the area. As Southern California continues to grow, it is easy enough to allow

areas to be developed, but difficult to go back later and create healthy green spaces which have many benefits to a city and its residents.

As decisions are made, please keep in mind some of the concerns I've shared. Ultimately, I believe that 392 homes is far too many to account for the area's history, address infrastructure/dynamic concerns, and promote and protect green space.

Thank you for your time and consideration,

Chad Lanting
(760) 975-7100
cslanting@gmail.com

THE VILLAGES
Case No. ENV 16-0010, SUB 16-0009
NOTICE OF PREPARATION PUBLIC REVIEW PERIOD
January 2, 2017 through February 24, 2017

PUBLIC SCOPING MEETING COMMENT SHEET

Monday, February 13, 2017
CITY OF ESCONDIDO
ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CA. 92025

To: **Kristen Blackson**
City of Escondido
Escondido Planning Division
201 N. Broadway
Escondido, Ca., 92025
E-mail: kblackson@escondido.org

Please find listed below my MAIN CONCERNS regarding the development of the old Escondido Country Club/ Golf Course property.

1. **Air quality**- Proposed 392 additional units with vehicles will only add additional contaminants (noise, atmospheric, etc.)
2. **Hydrology**- Additional developments, roadways, sidewalks, will impact site drainage and storm water runoff
3. **Land Use**. - I purchased my present residence 5 years ago, (after re-locating from the east coast) because of the **Open Space** that the golf course provided. In addition, I was informed by my Realtor that the **Open Space** was to remain as such (per zoning) forever. The proposed 392-unit development presented under a Specific Plan zoning proposal is in complete contradiction to the stated R1-7 zoning ruling entered by Judge Mass in his decision regarding the **Open Space** zoning change via the Master Plan. This zoning change to **Open Space** was unanimously approved by the City Council. The City spent \$500,000+ in litigation fees disputing STIR argument the property was zoned R1-7 and now we are not even adhering to the court decision.
4. **Noise**- I live atop the slope on the north- east side of Country Club Lane near Nutmeg. Presently there are NO sound barriers to deflect all the noise that radiates up the hill. At night, Country Club Lane is used as a "dragstrip" with motorcycles and loud vehicles. The road was designated for 25 mph vehicle traffic because of the golf course crossings. NO ONE adheres to that speed. The local roads are presently overloaded with traffic and the road conditions presently leave much to be desired. I am requesting a sound barrier be erected on the north side of Country Club Lane from the old Maintenance Bldg. to the row of housing just west of Nutmeg.

5. **Public Services**- This is the only remaining **Open Space** in this quadrant of the city. Not only will that be removed for the pleasure of the present residents, but the additional new residential occupants will be denied any "Parks"
6. **Transportation/ Traffic**- Our local roads are already overburdened with the existing traffic. 392 additional units and the vehicular traffic they will bring will only compound the transportation, rapid response, and safety issues of our community residents.

HUMAN RIGHTS- PLEASE DO NOT LOSE FOCUS OF THE RIGHTS OF THOSE FOLKS WHO HAVE BEEN LONG TERM RESIDENTS OF THE COUNTRY CLUB COMMUNITY. THIS ONGOING CHALLENGE HAS BEEN QUALITY OF LIFE vs. FINANCIAL GAIN initiated by one out-of-town pariah.

Thank you for affording me the opportunity to express my concerns

Bill Lawrence

Bill Lawrence

Bill Lawrence

2/24/17

Signature

Date

Bill Lawrence

PRINT name

1203 Wren Glen

Address

Escondido CA 92026

City State Zip

[:billlawrence1203@outlook.com](mailto:billlawrence1203@outlook.com)

e-mail address

From: [Duane Linderman](#)
To: [Kristin Blackson](#)
Cc: [John Masson](#); [Mike Strong](#); [Sam Abed](#); [Michael Morasco](#); [Ed Gallo](#); [Olga Diaz](#)
Subject: Written comments on The Villages: Case No. ENV 16-0010, SUB 16-0009
Date: Friday, February 24, 2017 1:03:58 PM

My husband and I have lived in the ECC area for almost 20 years. We have enjoyed the quiet neighborhood, living on the golf course, walking and cycling around this area. Our concerns include:

Traffic congestion :

During the No on H Campaign, I was waving a campaign sign during the morning and evening commutes at Nutmeg/El Norte Pkwy. I didn't realize how bad the traffic backup was at this intersection and at the entrance to I15 south. Traffic is congested now. It will be a nightmare if this development goes forward.

This development plan proposes to put a street between La Brea and La Mirada Way that winds north/south behind homes on La Mirada Ave to Nutmeg (across from the church). The intersection at Nutmeg and Country Club is very congested during commuter hours. Adding a street on west side of Nutmeg (just south of County Club) will make it very challenging and dangerous for drivers to exit that street. The church has a preschool, so there is church weekday and weekends.

An increase in traffic will also impact the safety of the many young and elderly residents who walk in the area. Adding more street opening on Country Club, La Brea and Nutmeg will increase the risk of accidents.

Density:

The ECC neighborhood is quiet and friendly. The idea of adding 392 homes in this area will overwhelm the neighborhood. Most of the homes in my immediate neighborhood are single story. Making all new homes two story is not compatible with the ECC neighborhood.

Linda & Duane Linderman
1360 La Mirada Way
EScondido, CA 92026
760-233-0937

Water:

I thought the City had water usage concerns with such a large development. Will the city study on the Prop H development be considered when reviewing The Villages proposal. All of those concerns should still apply to this new proposal. The home numbers may be slightly different, but the concept is the same.

City of Escondido residents:

The residents of Escondido voted and defeated Prop H, rejecting the development of the ECC area. Will that be considered in the review of The Villages proposal?

Sent from my iPad

From: [Stela Lorenzo](#)
To: [Kristin Blackson](#)
Subject: 392 is too many
Date: Wednesday, February 22, 2017 12:07:17 PM

Hello,

My name is Stela Lorenzo. I live at 1050 w Country Club Lane . I have resided here since 1993. I wish to share my concern regarding the NUW

proposal of 392 homes. I accept that the golf course is going to be developed, however, I would like reasonable growth. This is too many homes

and will have a vary negative impact in our community.

The biggest impact will be the traffic. 392 homes will add an additional 1000 cars. I live on the corner of Nutmeg and Country Club and it is currently very difficult to get out of my driveway at times. NUW is proposing roundabouts as traffic calming measure. Cars driving in circles will not be a sound solution for 1000 extra vehicles.

I would ask that you not change the current zoning for this property. This is prop H minus 30 homes, 66% of Escondido rejected this proposal

I would ask that you reject this new proposal as well.

Thank you for considering my concerns.

Stela Lorenzo

From: [Rick](#)
To: [Kristin Blackson](#)
Cc: [Mike Strong](#); [John Masson](#)
Subject: Escondido country club 392 home project
Date: Friday, February 24, 2017 4:04:13 PM

Hello,

My name is Rick Lotzgeselle and my wife is Michelle, we live at 1770 Judith Place. We have lived here for over 35 years, and have raised our three children here. All three, are grown and have their own families now. We all have great memories of summer evening walks, playing golf, and attending social events at the country club. My daughter worked at the restaurant and bar while she attended college.

It is very disturbing when I take walks in the country club area now and see the over grown weeds, dying trees, trash, and stagnant water in drainage areas. I understand that something need to be done, and we need to move on. As you know this area has grown over the years, the traffic now, has become very congested. 392 homes would most likely add close to 800 more cars to the congestion. The 25 MPH speed limit on Country Club Lane is never enforced, and it is dangerous just walking in the area now. El Norte parkway is like a freeway during rush hour.

I hope the planning department can see that 392 homes would be way too many for this area. I don't know what the answer is, more open space, more walking trails, possible recreation areas, larger lots less homes.

Thank you for your time and understanding.

Rick Lotzgeselle
1770 Judith Place
760-489-2822
rlotz@sbcglobal.net

Sent from [Mail](#) for Windows 10

From: [Susan Maney-Oviatt](#)
To: [Kristin Blackson](#)
Subject: FW: Escondido Country Club
Date: Thursday, February 02, 2017 11:17:01 AM

The following correspondence was sent to the city.

From: Susan Maney-Oviatt [mailto:farbit@cox.net]
Sent: Thursday, February 02, 2017 11:11 AM
To: 'Graham Mitchell'
Subject: RE: Escondido Country Club

Mr. Mitchell,

Thank you for your prompt reply to our concerns regarding drainage onto our property, however we would like to clarify some items.

The current drainage is from the hazard ponds on the old golf course that were once regularly flushed when the golf course was in operation. The sediment and runoff from these ponds, came from their property, under Country Club Lane and directly onto our property. We have always cleaned and maintained the culvert and well recognize that it is our responsibility to do so. You stated that Cities are not permitted to require developers to address existing conditions that are not specifically related to their projects. That makes sense. We are also pleased that this matter would still be under consideration.

Will this drainage system continue and if so, shouldn't the developer be responsible to control or eliminate any solid matter coming from their property? Can the sludge be filtered out? After all, it does cause our swale to be damaged and contaminated by the carry off. Will the under street pipes be inspected and cleared of any blockage? How much sewage is being flushed out? Could this be a health concern?

Ultimately, we hope that the above can be addressed by the environmental review and can be mitigated to the benefit of our Community.

Thank you,

Susan W. Maney-Oviatt
Barcelona Homeowners Association

From: Graham Mitchell [mailto:gmitche11@escondido.org]
Sent: Wednesday, February 01, 2017 7:45 PM
To: 'farbit@cox.net'
Cc: Bernadette Bjork
Subject: Escondido Country Club

Ms. Maney,

I am responding to some outstanding concerns you passed along to Councilmember Masson.

Regarding future drainage improvements, as a part of the environmental review for this proposed project, the City requires the applicant to study the drainage conditions for the project site. In cases where the downstream drainage system is not adequate to convey the anticipated drainage, the City will require that the project be designed to limit drainage from the project site to less than or equal to pre-project levels. Cities are not permitted to require developers to address existing conditions that are not specifically related to their project. However, we will pass on your concerns to the developer so that they can be considered in design and environmental review for the project.

Regarding debris that has accumulated in the drainage ditches on the site now, we will inform the property owner of the issue. Ultimately, it is their responsibility and liability as a private property owner.

Please let me know if you have any additional questions.

Graham Mitchell
City Manager
City of Escondido
(760) 839-4577

From: [Rosalie Marshall](#)
To: [Kristin Blackson](#)
Subject: NO on Escondido Country Club Developer Proposal of 392 Homes
Date: Friday, February 24, 2017 10:57:35 AM

We are writing regarding our concern about the number of new homes being proposed for development of the Escondido Country Club land. We have lived in this area for 30 years and have enjoyed the beauty, people and lifestyle of our investment in this community. We walk the area around the golf course weekly for exercise and to meet up with friends and acquaintances we have made over the years. We have watched the erosion of the once beautiful and safe area turn into the destruction of the golf course, thriving trees and open spaces. This has all taken place since the purchase of the course by an out of town investor whose only goal has been to develop the property with as many homes as he can squeeze within the golf course property. The property has not been maintained unless the owner was made to do so. We now have blight, homelessness, graffiti, and more theft and breakins than the area has ever had. Some of us feel betrayed by a city government that has continually ignored the input from the many people who have paid taxes to support the City of Escondido.

Our overall concerns are the environmental issues that come with the development of approximately 392 new homes; future traffic and gridlock; water to support the influx of people new homes will bring; city services to maintain development; schools to educate the children, etc. We are also concerned about the value we have already lost in our property compared to similar developments within the area.

Your consideration of our input on this important matter is appreciated.

Chuck and Rosalie Marshall
marshall.rosalie@yahoo.com
Escondido, CA

From: [Mike Strong](#)
To: [Kristin Blackson](#)
Subject: FW: Escondido Country Club
Date: Thursday, February 23, 2017 1:17:34 PM

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

From: Polly Martin [<mailto:pollymartin49@gmail.com>]
Sent: Thursday, February 23, 2017 9:18 AM
To: Mike Strong <mstrong@escondido.org>
Subject: Escondido Country Club

Mr. Strong

Please support our city and it's fine livability, Squeezing 390 some homes into the open space which was the golf course will SO impact our lives and enjoyment of this city. Traffic, pollution, noise, crowding schools, water consumption, and so much more..

The majority of residents here do not want this project as proposed,, too many buildings and loss of open space.

Paula Martin

From: [ROXANNE CASWELL](#)
To: [Kristin Blackson](#)
Subject: Escondido Country Club Development Project
Date: Monday, February 13, 2017 10:21:27 AM

Those of us whom have bought property on the perimeter of the former golf course paid a premium price as our back yard offered the expanse of the course & we had a beautiful view. Most of us, as a result, have very small & extremely shallow backyards. I still believe & maintain that we should all be given added footage to our properties. Even if "green belts" are created behind our property lines, bottom line, our properties are going to suffer greatly in value & privacy.

Thank you for your concern & involvement in this matter.

Roxanne Martin
1730 W Country Club Lane
(619) 259-7485

From: [Polly Martin](#)
To: [Kristin Blackson](#)
Subject: Escondido Country Club
Date: Thursday, February 23, 2017 9:17:06 AM

Ms Black,

Please support our city and it's fine livability, Squeezing 390 some homes into the open space which was the golf course will SO impact our lives and enjoyment of this city. Traffic, pollution, noise, crowding schools, water consumption, and so much more..

The majority of residents here do not want this project as proposed,, too many buildings and loss of open space.

Paula Martin

From: [Mike Strong](#)
To: jiminsrd@sbcglobal.net
Cc: [Kristin Blackson](#); [Bernadette Bjork](#)
Subject: RE: [Website Feedback]: Country Club
Date: Thursday, February 09, 2017 5:20:37 AM

Jim

Thanks for reaching out to the City to express your thoughts about the Villages - Escondido Country Club Project proposal. We have been getting a lot of emails lately, and we are reviewing all of them.

As you know, the City is working through a process to review the Project proposal in accordance with all of the City's rules and regulations. A part of this process is to hear from people like you about what works and what doesn't.

We established a project website to keep everyone up to date on what is going on with the City's review (www.escondido.org/ecc.aspx) and so that everyone knows when it is important to provide input. And since public input is an important part of this review, we provided some detail on what the public can expect moving forward. Please use this as a resource.

At this point, the applicant submitted an application and the City is reviewing the Project proposal. Part of this review will include the development and public review of an informational report on the environmental effects of the project. To help you understand what an Environmental Impact Report (EIR) process is, what it isn't, and how the EIR process may be used to address your concerns about traffic, public services, community character, and many other environmental factors, a public scoping meeting will be held on **Monday, February 13, 2017 from 4:30 p.m. to 7:00 p.m.** The meeting will be held at the City of Escondido, Mitchell Room. Please note that this Scoping meeting is not a public hearing. The Scoping meeting is to kick-off the EIR process, and learn what all will be involved in the EIR process, which is expected to take several months to complete. All written comments received at this meeting will be considered in the preparation of the environmental documents and become part of the record.

Thank you.

Mike Strong
Assistant Planning Director
City of Escondido

From: Bernadette Bjork
Sent: Tuesday, February 07, 2017 2:12 PM
To: Mike Strong
Subject: FW: [Website Feedback]: Country Club

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Tuesday, February 7, 2017 1:20 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: [Website Feedback]: Country Club

Jim Martin

jiminrsd@sbcglobal.net

Dear Mr Mayor and Escondido City Concil members,

I'm writing this letter in opposition to the planned housing project by NUWI for the closed golf course. Our home is located in the 1700 block of W Country Club Ln. with the closed course directly behind us. I'm asking you to please reconsider the scope of the plan which I see as being much too dense for this area.

The reasons are listed below.

Infrastructure. Roads. The traffic on W Country Club Ln, and Nutmeg are all ready beyond the capacity for these roads. With speeds, already exceeding 50 mph on Country Club Ln and stop signs being ignored. Just think of the problems of adding another 600 + vehicles to this area.

The added strain on water and sewer use.

The added amount of runoff from irrigation and rain storms.

The strain on police and fire protection.

The strain on the schools in this area.

The plans call for far too many all two story homes on zero size lots. This would NOT fit into the existing neighborhood!

The plans should include senior friendly or specific one story homes also. With two story homes on average size, not zero size lots away from the perimeter.

The amount of homes planned for the Villages is just short of the plan that was soundly defeated with Prop H..

Please listen to the concerns of the citizens of Escondido and the home owners of the Country Club area.

Thank you in advance,

Jim Martin

From: [Bobbie Mattingly](#)
To: [Kristin Blackson](#)
Subject: 392 is far too many
Date: Friday, February 24, 2017 5:04:46 PM

Hello Kristin,

I have been an Escondido resident since 1995 and most recently moved to 2011 David Drive last year. My home is directly on the "golf course" side very near the "bunny ears" of the recently proposed development "A" of New Urban West under the direction of Micheal Schlesinger. We all know he is the one that really directs "NUW". When the residents here voted down the proposed 600 homes, I lived on Glenaire Drive 92025. I had faith in this city and it's planners to do the right thing at all times. My husband and I owned Mattingly Low Vision located in Escondido for many years. My husband Bill Mattingly died last year and I needed to relocate and chose the Escondido golf course because it became my sense of peace.

I was aware of all the issues of the golf course, but I was also convinced that Escondido City Planning would do the right thing and see how important our community is to us with all the problems of this proposed massive development. I beg of you not to let all down!

NUW informed me that 10 two story homes would be built directly behind me and totally block my view. There are only 4 homes on David Drive from my house to Golden Circle. Each one of us will have to look directly at 10 two story homes 50 behind us. On the "A" development we only get a so called green space of 50 feet. We are already overcrowded here at the Country Club area. Add another 1,500 to 2,000 cars and this will negatively impact us all.

The roads are in disrepair now in the community. Where is the money going to come from?

The schools here won't be able to accommodate the increased student population. The impact just to the natural wells and spring on the golf course will have to be artificially rerouted. What will the Sierra Club do with that?? Lawsuits will follow. What about the flood wash?

The golf course should never have been rezoned for more residential homes as it can't accommodate the volume.

The wild life will be severely impacted and harmed.

Trees will be cut down restricting the needed CO2 oxygen cycle for human life.

Our sense of peace will be greatly disturb by traffic, crime and overcrowding.

There will be no more esthetic value here anymore for us around the golf course.

Please restore my faith in you coming to the moral and right conclusion that this will dome this community.

Thank you,

Roberta Mattingly

From: [Lynn McDowell](#)
To: [Kristin Blackson](#)
Subject: Escondido Country Club
Date: Monday, January 30, 2017 3:35:59 PM

Dear Ms. Blackstone, I have lived in ECC since 2006, we had previously lived in our other home for 33 years, the neighborhood severely changed so we had to move. We found an attached condo on the 3rd. Tee of ECC and paid dearly for this 1080 sq ft. home.. but the view/peace & quite and no neighbors behind us was Heaven on Earth. The word is now with NUW they plan to build 392 homes, with a 2 story home directly out my 2 back sliding doors just 50' away WITH a walking trail between our condo and the home. They said we could have fewer homes IF we would pay an assessment.. we already pay HOA's an assessment is not in the budget, my husband is on disability SS and I still work., paying for fewer homes is not possible. The traffic I face everyday as I try to get to work is awful.. I cannot get on 15S because it is always backed up.. just getting out of Country Club onto El Norte is difficult at times.. I ask that you please take into consideration those of us who live in the community.. Thank you for your time. Lynn & Allen McDowell
2070 Golden Circle Dr. 92026
Sent from my iPhone

From: [Mike Strong](#)
To: [Kristin Blackson](#)
Subject: FW: Escondido Country Club
Date: Wednesday, February 15, 2017 3:07:24 PM

From: Lynn McDowell [mailto:lynmcd@gmail.com]
Sent: Wednesday, February 15, 2017 1:37 PM
To: Mike Strong <mstrong@escondido.org>
Subject: Escondido Country Club

Dear Mr. Strong,

First of all, thank you for your time.. I am writing to you asking that you take into consideration the number of homes that NUW is considering placing on the old golf course. My husband and I lived in our previous home for 33 years, almost raised our 3 children in the same home, unfortunately it became necessary in 2006 to move from the home because our neighborhood changed up and our son did not feel safe in his own home.. (we had issues w/gang members stealing his car and they lived next door) So, at age 55 we took our Proposition 13 and went in search of a home that we all could feel safe in. We found our home @ 2070 Golden Circle Drive 92026.. on the 3rd tee of the golf course.. We believed we found Heaven!! We had to pay premium for the placement of the condo.. If you come to our home and walk out on the back patio, I won't need to explain. The issue I have with 392 homes, is that the placement of the home from just outside me patio area is 50' and will be 2 story and, there will be a walking trail between the homes and our patio... Currently, we have not fence or shrubs because it was not what the HOA's planned... We are considering asking for the opportunity of putting in the maximum allowed 4' fence and the HOA's has sent letters stating that they will plant shrubs IF we pay for the planting and upkeep.. We currently are 66 years old, my husband became disabled in 2013 and I am the only one working in our household, we do not feel we can afford another increase in our HOA's and what would that really accomplish? To many homes and on top of us who border the golf course..

Another concern I have, is the traffic. I work in 1800 block of Escondido Blvd. I take El Norte to Escondido Blvd. to get to work because, it's often that cars block the intersection @ El Norte and CC and then traffic to get on to the 15S.. I would guess that with 392 homes, we could have minimum 392 more cars or 2 each household =784, 3 each=1,176 and gosh forbid 4=1,568... not to mention water/gas & electric... Please take into consideration, those of us who settled in thinking our last home.. I cannot get started on the safety issue...

Thank you again for your time.

Allen & Lynn McDowell

p.s. You're welcome to come stand on our patio and get a feel for what we are dealing with..

From: [Alissa Meredith](#)
To: [Kristin Blackson](#)
Subject: Concerns about Country Club Development
Date: Friday, February 10, 2017 9:24:25 AM

Dear Escondido City Council

I live in the Country Club neighborhood.

I have several serious concerns about the density of the proposed development.

1. I am very concerned about the likelihood of cars from the new development being parked on our streets.

There are already many cars parked on La Paloma and La Habra which is the entrance to the section where I live. These cars appear to belong to residents of the condo's nearby. Having them parked on both sides of the streets creates a narrow roadway on which to turn into our neighborhood, which especially at night requires a very slow speed to be safe in terms of meeting an oncoming vehicle.

The other approach to my home is up La Brea from Country Club. There are already some vehicles occasionally parked on La Brea and with the hill, the curve and 2 new streets entering there I am concerned with safety.

I did not see any additional parking as part of the plan for the villages. Based on the number of houses and what I understand to be the set-back distance from the street of 8 feet, I am very concerned that there will be many additional cars needing places to park. With that density it is unlikely that there will be enough space between driveways for more than 1 car to park and even less to accommodate fire hydrants. In addition, in this day and age many houses will have at least 3 and perhaps even more cars needing to park.

2. Another concern is how long it will take to get onto Highway I-15 going South from El Norte. It can already take 2 rotations of the traffic lights to get to I-15 through the intersection of Nutmeg and El Norte at busy times of the day.

3. I am concerned with noise problems on the walkways and parks as given the small yards I do not see any places for the children to play but on the streets and the walkways very close to the houses of the current neighborhood residents.

4. Village 3 appears to be the one with the most density and yet it is the one that is surrounded by currently 7,000 square foot lots. This does not seem right or fair.

5. The nearby areas of smaller lots, which the developer seems to be using to justify smaller lots in this development, are condos not single family homes

7. The developers say that they are targeting retirees yet all homes are to be 2 story homes.

8. In looking at the new neighborhoods being built to the East of this proposed development the yards are much larger and yet based on the initial signage for these developments it seems like the prices are similar. This does not seem right.

9. I am also concerned about my ability to drive onto Country Club or Nutmeg from my home during busy hours due to increased traffic.

10. I am concerned about the proposed traffic circles as methods of slowing traffic. In my experience of traffic circles it significantly slows the ability to drive through an area because of the decreased efficiency as the cars try to decide whose turn it is - but what happens is that people drive even faster between the circles to make up for the delays. I suspect that modern traffic lights are more expensive than traffic circles and that is the reason that the developers want to use circles

Alissa and Gordon Meredith

1121 La Mirada Ave.

Escondido, CA 92026

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Alissa Meredith

From: [Alissa Meredith](#)
To: [Kristin Blackson](#)
Subject: Country Club comments
Date: Friday, February 17, 2017 12:55:16 PM

Hello. I have already sent in an email.

After seeing the new site plan for village 3 which looks like it's not single family homes as depicted in the prior information. I have more concerns.

I have been very concerned about parking and traffic for the whole project.

As I look at the new Village 3, I see what looks like 1 park at the far west end of Village 3. With the condo's in the current plan I think it is very important to have enough parking at this park so that the people, especially older residents and those with young children who live on the east side of Village 3 will be able to drive to the park.

This new information also shows that the east side of Village 3 will be exiting to Nutmeg. I exit my neighborhood from La Paloma and already expect to have a very difficult time getting out onto Nutmeg during busy times and these additional cars trying to exit onto Nutmeg will increase that challenge.

I am also much more concerned about noise in my area given the markedly increased density in the current drawing with all of the multifamily units.

Thank you for your time and attention to this important issue for me.

Alissa and Gordon Meredith 1121 La Mirada Ave, Escondido, CA 92026

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Alissa Meredith

From: [Tom Meyer](#)
To: [John Masson](#)
Cc: [Kristin Blackson](#); [Mike Strong](#)
Subject: Escondido Country Club Property
Date: Friday, February 24, 2017 2:25:52 PM

My wife and I live in the Woodridge area (2124 Royal Lytham Glen) which is just to the north of the old Escondido Country Club. We drive by the area each and every day and it is sad to see what has happened to what was once a beautiful area.

My biggest concern is not only the number of homes that are being proposed, but also the size of the homes. Most of the homes along Country Club, David, Golden Circle and Gary are single stories. Putting that many two storied houses into this area will be "out-of-place" with the community. It will look as if an alien has dropped a bunch of structures into an area where they do not belong.

The residents a Escondido soundly defeated a measure that would have put this many homes into the area and now the proposal comes back again. Something is wrong when the voice of the citizens is ignored.

It is my hope that the leaders of our community will not accept this proposal and will find a much less intrusive way of using this land.

Tom Meyer
2124 Royal Lytham Glen
Escondido 92026

From: [Millons](#)
To: [Kristin Blackson](#)
Subject: Escondido development
Date: Saturday, February 11, 2017 10:13:31 AM

Kristin,

We are homeowners on the old Escondido golf course. Our concern is our lost land. Our lot would be larger if our parents (who built the home) had not agreed to the open space for the golf course.

Our understanding is lots were to be 7,000 sq. ft. by city ordinance. Our lot does not meet this standard and we believe the land should be returned to us as we lose our open space agreement.

We hope you agree.

Bob and Mardi Millons