



Public Comments
City Council Meeting
January 27, 2021

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 76.240.96.27

Email penndiehl@gmail.com

Council Meeting Date 1/27/2021

Agenda # 8

Subject Read Out Loud, Districting must be unbiased

Position No Position

First and Last Name Penn Warner Diehl

Escondido Resident True

Street Address 22078 Gallop Way

City Escondido

State CA

Zip 92029

Comments When the redistricting ultimately takes place, districts should be drawn with the goal of favoring neither party. I am strongly opposed to gerrymandering regardless of which party it ends up favoring. The drawings of districts should be legally required to be unbiased, not favor the electability of any party or candidate, and be conducted by non-partisan officials who do not stand to gain anything by making politically biased districts.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=8c242dd8-b498-4f19-9dcb-0611d3c6c77b>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 76.240.96.27

Email penndiehl@gmail.com

Council Meeting Date 1/27/2021

Agenda # 9

Subject Read Out Loud Moving Public Meetings to Work Hours is Anti-democratic

Position In Opposition

First and Last Name Penn Diehl

Escondido Resident True

Street Address 22078 Gallop Way

City Escondido

State CA

Zip 92029

Comments I am dismayed by the yes vote at the January 13 meeting to move public city council meetings to 5pm. This does not give the majority of working Escondido residents the opportunity to watch (and after COVID, attend) city council meetings. These meetings are FOR the public. They are an act of service for members of the community. It does not make sense to move them to a time that will cause them to be inaccessible for thousands of Escondido residents. Please consider your democratic duties, and rescind your anti-Escondido decision to move these meetings to 5pm. Thank you.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=bd5f05bf-7d39-4fa5-bc84-b4974aac21cb>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email ajize@voitco.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name Alex Jize

Escondido Resident False

Street Address

City

State

Zip

Comments As a commercial broker having experience in Escondido, I have a particular interest in the redevelopment of the old hospital and the revitalization of downtown. Palomar Heights will bring economic vitality to downtown and more particularly this part of Grand Avenue and to the east.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=c6b02216-cde2-4665-8ed3-c92074cdb511>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email alex@escondidotamalefestival.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name Alex MacLachlan

Escondido Resident False

Street Address

City

State

Zip

Comments Thank you for your partnership in working toward a better future for Escondido and for the Downtown Business District. Part of our overall mission in the Downtown Business Association "DBA" is to promote advocacy (including support), downtown access, and improvements. Over the last year and a half, we have met with Integral Communities the Developer of the Palomar Height project on three separate occasions at both Board meetings and at our monthly meetings. We have been presented with the project as it has evolved from the first submittal to the current proposal. Based on the current proposal of 510 residential units, 10,000 square feet of commercial and the associated improvements including the marquee corner feature, the reconfiguration of Valley Boulevard, the associated improvements and recreation, our Board would like to extend our support for the proposed project. We have worked with the Developer to discuss our concerns about reducing parking ratios, the size and type of commercial space and the addition of residents to our downtown. We are pleased with the results of those discussions and therefore lend our support to the project. The DBA listens to its member businesses, works to stay abreast of urban trends, works with police and city staff on security, beautification, business and economic issues, and continues to follow guidelines of the successful National Main Street program for healthy historic downtown districts. We feel that Palomar Heights will be a great addition to Downtown Escondido and we encourage you to support the project when it comes forward to bolster the vibrancy of our beautiful downtown.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=c6895ffa-d71f-448e-9e9b-b6aeb9790c0e>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 162.225.98.4

Email amrodas91@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights

Position In Opposition

First and Last Name Amalia Rodas

Escondido Resident True

Street Address

City

State

Zip

Comments Dear Escondido City Council, As a long-time resident of Escondido and this being the town I grew up in I urge you to reject the Palomar Heights proposal as it is currently written. Escondido needs affordable housing options for all the residents that have ALREADY been living in the community for decades. Families have to double-up or even triple-up because there is literally no affordable housing options in our city. Not only will the public have to subsidize the costs of this project but only HALF of the amount of units that can and should be built are being proposed. The youth is paying attention to the decisions that this board takes. It is imperative that you listen to all constituents that love this city dearly and not just the ones that have the financial resources. Thank you for your time. Have a blessed day.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=e98b2535-5712-4745-b925-830f98dea9eb>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 162.227.205.67

Email rosales.betsy@gmail.com

Council Meeting Date 1/27/2021

Agenda # 1

Subject NO to more bougey housing.

Position In Opposition

First and Last Name Betsy Rosales Avalos

Escondido Resident True

Street Address 1050 Bridgeport St

City Escondido

State Ca

Zip 92027

Comments Read out loud.. This city is rapidly changing and developing to cater higher income populations with little and less regard to the needs of low-income community amidst median income housing development and storage buildings. Who is this city really serving? BE HONEST. gentrification is not welcome in my hometown. I support the development of policies and services for low income people like affordable housing. Stop pushing people of color out of this city.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=9a27c422-e8d6-4723-9bdc-237674c826c0>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email bkeith@voitco.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name Brandon Keith

Escondido Resident False

Street Address

City

State

Zip

Comments Please accept this letter as it acknowledgement of my strong support for the Palomar Heights project and request the City Council approves it. I am a nearby property owner.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=a2226a9c-52e3-45d1-86ab-09a2c421070d>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email bbonar@trucept.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name Brian Bonar

Escondido Resident True

Street Address 600 La Terraza Blvd

City Escondido

State

Zip

Comments We are writing to express our support of the Palomar Heights project based on our review and discussions with the Developer. This is a project that we think is commercially viable, sized appropriately in today's COVID-19 regulations, and that we would be interested in being an operator in and to fully support it any way possible. This will bring viable uses to downtown Escondido adding to our wonderful Grand commercial atmosphere. The added population of 1400 residents is needed to keep our shops, restaurants and bars in business. We currently own a 40,000 sq ft office complex, two restaurants of approximately 16,000 sq ft and 107 acres of land with a boutique hotel in San Pasquel Valley. We currently employ approximately 200 people within Escondido with another 200 in the Vista area. We have advised the developer that are happy to commit contractually to the restaurant sites, sandwich shop and boutique grocery store in this development which we anticipate would create another 100 plus jobs. It is our hope that the restaurants and grocery store would sell local homegrown products from the Escondido and close surroundings. This is an exciting project! Let's get together and make this happen so we can enjoy a glass of wine at the Sky Lounge as soon as possible.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=4066353f-abb9-4480-8688-221ff4d2818d>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email Chris.Williams1@cbre.com

Council Meeting Date 1/20/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name Brian Williams

Escondido Resident True

Street Address 3017 Burnet Drive

City

State

Zip

Comments As an Escondido resident, I am writing to express my support for the Palomar Heights project.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=748666d-d-029b-4b24-9776-21fc522cfbdf>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 104.177.113.41

Email carolrea@aol.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject To be read aloud

Position In Opposition

First and Last Name Carol Rea

Escondido Resident False

Street Address

City Escondido

State California

Zip 92025

Comments I hope this will be read slowly enough for anyone listening to comprehend what I am conveying. Simply, the Palomar Heights project is not appropriate for this unique site. The design is not conducive to pedestrians trying to enjoy a robust downtown experience because there is not enough commercial space located at street level. We already have a local population capable of supporting the Downtown; we need to closely examine why they are not patronizing it instead of dropping a residential neighborhood into the middle of the commercial district. Many people have said that they want a vibrant Gaslamp-style district here. Actually looking at San Diego's Gaslamp district reveals that it's big and that there are MANY restaurants and shops to enjoy with reason to return often. Our Downtown needs to be BIGGER, not hemmed in by apartments - nobody, not locals or out-of-area visitors - will come to our downtown to see a bunch of apartments!

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=cffd210e-6e3b-437d-a039-d226ec9a5eb3>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 68.111.173.149

Email christinenava858@gmail.com

Council Meeting Date 1/27/2021

Agenda # Palomar Heights

Subject Please Read Out Loud

Position In Opposition

First and Last Name Chris Nava

Escondido Resident False

Street Address 858 Calle Montera

City Escondido

State CA

Zip 92025

Comments Mayor and Members of the Council: As a member of the Sierra Club North County Group, I am in complete agreement with the findings of the group's study of the proposed Palomar Heights project. As it stands now, the project fails to meet the needs of Escondido on a number of counts: • It does not meet the planned density urgently needed. The proposed number of units fall way under planning by 800 units. Additionally, urgently needed affordable housing is lacking. It Does not include deed-restricted affordable housing. • Economically, it is bad for Escondido. . The projected annual deficit of between \$200,000 and \$399,000 which the Escondido tax-payer public will have to subsidize is unacceptable. Costs and services need to be covered by the project developer, not the taxpayer. True costs and service demands of schools, fire, and police are inadequately assessed. •The project fails to maximize the economic potential of the Palomar site. It does not provide the revenue-generating commercial required in the City Plan and the Downtown Specific Plan. Commercial revenue could offset the financial impact on the city. I urge you to deny this project and request the Palomar Hospital Board to immediately re-open the RFP to other development interests. Sincerely, Chris Nava

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=e7243fd4-def5-4293-848c-0cafd8f7c001>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 70.95.37.146

Email Cthien222@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights Housing in Downtown Escondido

Position In Favor

First and Last Name Chris Thien

Escondido Resident True

Street Address 1126 w. Country Club Ln

City Escondido

State California

Zip 92026

Comments Hello, I am highly in favor of the Palomar Heights project. Escondido, and especially Downtown Escondido, needs an injection of modern housing units to help revitalize the area. I have lived in Escondido for the majority of my life, and I want to see it thrive. I have always loved going downtown, but there is no denying that it is dated and often empty and under utilized. The Palomar Heights complex will add housing which I believe will add a steady flow of nearby residents walking downtown to walk their dogs, get their morning coffees, and renew the spirit of downtown Escondido. Thank you for your time!

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=6bfaaf2a-cd83-4460-9188-bdd1437c8e96>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 73.19.44.74

Email daniellecoony@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights Development Project

Position In Opposition

First and Last Name Danielle Coony

Escondido Resident False

Street Address 933 Vereda Callada

City Escondido

State CA

Zip 92029

Comments This project is in the heart of Escondido, which provides an ideal opportunity to address the housing crisis in the city and in the state. As an area with easy access to transportation and amenities within walking distance, this space should be dedicated to a project with appropriate density (higher than the proposed project) and in line with Escondido's Climate Action Plan. It must also include no less than 30% affordable housing.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=57cf390f-1215-4727-b583-dba1359b3783>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 174.78.10.74

Email danielle.polson.dp@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Read Outloud

Position In Opposition

First and Last Name Danielle Polson

Escondido Resident True

Street Address 830 W Lincoln Ave #159

City Escondido

State CA

Zip 92026

Comments Please do not allow this development to start! Escondido is already hard enough to find an affordable apartment, but this will just make it harder. We need more affordable housing, not vacation homes! Please think about what the people who live in this wonderful city NEED, rather than what you might want for entertainment. People NEED help getting and staying housed. People NEED reliable and affordable food. People NEED clean air to breathe and clean water to drink. What are you doing as a councilmember of this city to guarantee that your constituents have these needs met? I always ask these stupid little reflection questions in my comments because I genuinely cannot tell if you listen. What are you doing to guarantee that the basic needs of your people are met?

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=89d8570a-1864-4644-ade4-3cb91b74c897>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email nancy.wood@palomarhealth.org

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights Project

Position In Favor

First and Last Name Diane Hansen

Escondido Resident False

Street Address

City

State

Zip

Comments Palomar Health is fortunate to be a part of the Escondido Business Community and we would like to thank you for your leadership in our great City. As an Escondido Employer, a property Owner, and a health care partner, we are writing to you to indicate our support of the Palomar Heights Project as currently presented by Integral Communities. The downtown campus and ancillary offices have been part of Palomar Health for decades. The challenges of this property are not lost on us as we endeavored to rehabilitate this campus prior to commencing construction on our “new hospital”. Once the new hospital was identified, we worked with stakeholders, policy makers and neighbors on the Downtown Specific Plan which calls for this to be revitalized into a mixed use community of housing and retail. Based on the current proposal of 510 residential units, 10,000 square feet of commercial and the associated improvements including the marquee corner feature, the reconfiguration of Valley Boulevard, the associated improvements and recreation, our Board is supportive. We have worked with Integral Communities through many plan iterations and community suggestions. The current plan reflects changes in response to community, staff and Planning Commission comments. Our Board formally extends its support of the project as proposed by Integral Communities. We are experts in the profession of health care and we are excited about the partnership with Integral Communities and the City of Escondido as experts in their fields of housing and development. Palomar Heights will be a home and landmark community for many Escondido families in the future who will endeavor to support the many Escondido businesses in the Grand revitalization corridor. Palomar Health is very proud of the legacy of the campus and looks forward to seeing it move toward the future!

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=a9f8ccdb-2b86-4991-bed3-d85ec48b9e9a>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email dzech@cdccommercial.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name Don Zech

Escondido Resident False

Street Address

City

State

Zip

Comments I am writing this email to express my professional opinion and support of the Palomar Heights project during the EIR comment period. I have been in commercial real estate for over 35 years primarily in the Escondido market. Since I deal with business owners, retailers, investors, and property owners on a daily basis in Escondido I feel I have firsthand knowledge of the market place and trends. As you may or may not know, I have been vocal on my opposition of the requirement of commercial/retail being mandated on new residential projects – especially Palomar Heights. Despite it providing more product for me to lease, there just isn't the demand for the spaces and especially not at the price point that new construction requires. This leads to weak tenants and devaluation of the whole project, area and the City. With less retail and more residential, redevelopment becomes more realistic and we are able to raise up the quality of the product in the City and get rid of bottom feeding uses that are attracted by low rents. Brick and mortar has seen a steady decline over the past decade with more and more people using online shopping. This trend away from brick and mortar will continue especially with the Covid-19 crisis. Right now Escondido downtown needs all the help it can get and residential projects like Palomar Heights are crucial to the redevelopment of downtown. With Palomar Heights' 510 residential units it will support approximately 1,200 to 1,400 residents that will all shop and spend their money in Escondido, and this is exactly what Escondido needs. I use the rough rule of thumb of 18 sf of retail per resident. Under that scenario the Palomar Heights Project will generate demand for about 20k sf of retail. If they build 10,000 sf that leaves very little in support of redevelopment for Downtown (I am not worried about a resident gym or library/ game room ect..). Again, my strong position is that there should be NO retail at the project and you should work to activate the corridors and access to Downtown so as to get those residents to provide the pedestrian traffic that Downtown so needs. At worst case maybe a restaurant and maybe a Deli-market. By the City showing leadership and commitment to Downtown they will be encouraging to other investors to come to Escondido. Also, there will be many construction and service jobs created by this project.

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email ebruvold@sdnedc.org

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name Erik Bruvold

Escondido Resident False

Street Address

City

State

Zip

Comments On behalf of the Board of Directors of the San Diego North Economic Development Council (SDNEDC), I would like to express our support for the Palomar Heights project. At our Board meeting in June of 2020 the board heard a presentation on the project and subsequently engaged in a vigorous discussion. Our board, comprised of leading employers from throughout North County, voted, with only one dissention, to support the project. The SDNEDC's core mission is to improve the prosperity for the citizens of North County. We believe that the project as proposed meets two critical needs that will help our region realize that objective. First, Palomar Heights addresses an imbalance between retail space and population density and will significantly improve Escondido's historic downtown and help further spark its revitalization. There are approximately 7.2 million square feet of retail space within 2 miles of the proposed location. Using national standards of 23.5 square foot per capita there is enough retail space to support a population of 300,000. Within 2 miles of Palomar Heights, according to a GIS analysis we performed on June 251 there are 93,231 residents {2018 ACS 5 Year estimate). The total population of Escondido, according to the California Department of Finance E-5 estimates, is 153,000. There is simply too much retail in this part of North County for the number of residents living nearby. This overbuilding of retail has had deleterious impacts on Escondido. There are few reasons to invest in tenant improvements and upgrades to retail buildings. Many storefronts remain either vacant, under used or underinvested in and this hurts economic activity in Downtown. This is all the more true since Grand Avenue is some distance off the freeway, making merchants in Downtown Escondido especially reliant upon shoppers who live in the vicinity. The Palomar Heights project addresses that deficit by adding 510 units at the site which translates into likely 800 to 1,200 new residents in Downtown Escondido who will be in walking distance of Grand Avenue retail establishments. The design elements of row homes and site orientation will encourage connections between residents and nearby retailers. We feel the proposed plan synergizes with Grand Avenue while a more grandiose, mixed-use plan would directly compete in an already oversaturated 100 East San Marcos Blvd., Suite 400 | San Marcos, CA 92069 | 760-510-5919 | www.sdnedc.org market with downtown retailers. Trying to build tens of

thousands of additional square feet of retailing on the site is neither appropriate for the present circulation patterns nor a land use that supports Downtown Escondido as a whole. Second, North County has a significant jobs-housing imbalance. Between 2013 and 2019 the five "Innovate 78" cities added, according to Economic Modeling Specialist Inc., 39,000 net new jobs (both payroll and non-W2 workers). Over the same period of time, these five cities added just 9,140 new housing units. That ratio, of more than 4 net new workers chasing every 1 net new home has had predictable results. Housing cost and rents have rapidly increased. Workers holding the highest paying jobs have largely been able to keep up with this increased cost of living. Less well compensated workers, however, have been forced to pay an increasing share of their paycheck toward housing, double up with other families or move to far flung suburbs and suffer soul crushing commutes. Indeed, it should not come as a shock that, according to CAL TRANS traffic counts, between 2013 and 2017 (the last year of data) average daily trips at the San Diego/Riverside line increased by more than 9%. Housing not built in North County just means that the workers are displaced to Southern Riverside County, taking with them their tax dollars while still congesting our freeways and contributing even more to GHG emissions. For these reasons we believe the project deserves your enthusiastic support as a critical addition to Escondido. I am confident that you will look back, once Palomar Heights is completed, with pride on your vote next month to move the project forward. I am happy to answer any questions you may have about the data in this letter and our analysis of the underlying economics of the proposed project. Erik Bruvold Chief Executive Officer San Diego North Economic Development Council

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=d0229c3a-e9d7-42f2-8fea-a511d592f19f>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 68.111.223.27

Email erinmpeet@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights Project

Position In Opposition

First and Last Name Erin M Peet

Escondido Resident True

Street Address 102 W 6TH AVE

City ESCONDIDO

State CA

Zip 92025

Comments Hi! My name is Erin and I was born and raised in Escondido and am raising my 2 kids here with my husband, Andy. We own a home in the Old Escondido Historic District. We ask that you consider voting no on the Palomar Heights project. We would like to see development proposals that are truly mixed-use and emphasize increasing the number of store fronts on Grand Avenue. We feel that a better planned development would bring more interest to the retail area on Grand Ave and benefit our community. Grand Ave and the surrounding historic district are unique and make Escondido an attractive area to renters and home owners. Let's capitalize on what makes us special and design something fantastic to go in this space, not a huge row of faceless apartments and condos with only two storefronts. Thank you for your time!

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=f45129e1-bf9b-47bf-96ec-6683de317197>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 70.167.125.158

Email george@weirasphalt.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights

Position In Opposition

First and Last Name George Weir

Escondido Resident False

Street Address 610 Metcalf Street

City Escondido

State CA

Zip 92025

Comments Honorable Mayor and City Council Members, Regarding the Palomar Heights proposal: The decision for the future of this property is transcendent and generational. We are faced with the opportunity to not just do something, but to do something wonderful! The right project, in this prominent location, could uplift and elevate our entire community. This unique property can be envisioned as the anchor for Downtown Escondido. I'd like to encourage City Council to take the long view, and not settle for this proposal. Raise the bar, raise our expectations, have a vision beyond the ordinary on this extraordinary site. Respectfully, George Weir

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=8b41c0e5-2ae8-4535-8e45-59d076b772d4>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 172.56.31.89

Email conejo.gloria.r@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights - Read Outloud

Position In Opposition

First and Last Name Gloria R. Conejo

Escondido Resident True

Street Address

City

State

Zip 92025

Comments “ Colonization: Noun. Definition- 1.) The action or process of settling among and establishing control over the indigenous people of an area. 2.) The action of appropriating a place or domain for one's own use. “ “ Gentrification: Noun. Definition - 1.) The process whereby the character of a poor urban area is changed by wealthier people moving in, improving housing, and attracting new businesses, typically displacing current inhabitants in the process. 2.) The process of making someone or something more refined, polite, or respectable. “ We need more affordable, dense housing. Stop putting developer profit over the people of your city.

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<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=ce4f4160-a6cc-4446-9c02-03a45dc600c0>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 174.195.200.155

Email gmills1985@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Support for Palomar Heights Project

Position In Favor

First and Last Name Greg Mills

Escondido Resident True

Street Address Don Rolando

City Escondido

State CA

Zip 92025

Comments I'm writing today to express my support for the Palomar Heights project. As a recent first time homebuyer in Escondido, I'm all too aware of the housing supply constraints and high home prices residents of San Diego County face. I appreciate that the Palomar Heights project is planned to offer a variety of housing types to meet the needs of people at all life stages, including first time homebuyers like I was, families, seniors, and renters, in the Downtown area. I've spent many weekends patronizing the bars, restaurants, comedy club, and retail shops on Grand. I've been impressed with how well the City and businesses have coped with the Covid pandemic. However, the Downtown strip has long been characterized by commercial/ retail vacancies, and several of our favorite restaurants and businesses have closed up shop due to a weak customer base. The Palomar Heights project will provide a much-needed infusion of residents walking and biking distance from Grand to help support and revitalize the City's Downtown shops and restaurants. I'm excited that the added residential population will really help the Downtown area flourish! In terms of development plans, the overall site design and quality has really impressed me. The "Tower" plans for a rooftop patio and restaurant are places I could see hanging out at in the future. It seems like the applicant has worked through a number of site constraints, while designing a project that perfectly meets the needs of the Escondido population and market. The project is environmentally and traffic-friendly, helping reduce reliance on cars for local trips by providing pedestrian and bike access near shops, services, and transit. Bikeshare, ride share, and other amenities will further reduce traffic, particularly compared to the site's prior hospital use. This is the kind of "smart growth" and infill redevelopment we need, and I'm excited to see Escondido take the lead in this intelligent planning. I've seen comments that the project should include "higher-density" high rises or more commercial space. I disagree, as higher density at this location would "overdevelop" the site and not blend in with the existing neighborhood. I'm also concerned "high-density" would mean "high cost" and "high vacancy rate." More commercial would only exacerbate downtown vacancies and compete

with the already oversaturated retail/commercial market. The project balances providing the right amount of housing with appropriate commercial, without overbuilding and creating additional vacancies. This project presents a great plan to develop 510 new homes to revitalize Downtown Escondido. This is the right development, in the right place, and at the right time. I hope you will vote YES and approve the Palomar Heights project. Greg Mills Escondido, CA 92025

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=48cd0ed6-930c-4460-9976-78f6b65c7b03>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 107.142.153.29

Email haley@intesacom.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Please Read out loud

Position In Favor

First and Last Name Haley Wonsley

Escondido Resident False

Street Address 2438 Sarbonne Drive

City Oceanside

State ca

Zip 92054

Comments Dear Mayor and City Council members, Thank you for the opportunity to voice my support for the Palomar Heights project in downtown Escondido. This project is an ideal infill project that offers the city a great opportunity to provide more than 500 units to your housing supply. There is variety in the style of the units, many of which are not an option with Escondido's current housing inventory. Plus the project is extremely walkable, which will provide more foot traffic to businesses who are really struggling. Palomar Heights will provide opportunities to invite more young professionals and families to an urban setting. As a young professional myself, I can totally envision living in a place like this. A place that has co-work space, a fresh market, a fun rooftop bar and walkable amenities right out the front door! There have also been a lot of well thought out changes to the project because of Integral's community outreach efforts which have resulted in a great project for new residents, but also those who will visit. I encourage you to join me in supporting a project that will revitalize downtown and create a destination for the region to admire. Thank you.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=4132ba64-f14e-4768-846e-31d8059b9451>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 70.167.14.218

Email heather@hawthornecountrystore.com

Council Meeting Date 1/27/2021

Agenda # #10

Subject Palomar heights project

Position In Favor

First and Last Name Heather Thelen

Escondido Resident True

Street Address 675 W Grand Ave.

City Escondido

State CA

Zip 92025

Comments I would like the Project approved as it is currently. The amount of retail is appropriate.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=cb3d5a69-a450-4aa5-ac09-679e8cc7c6e0>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.118.94.42

Email hae@mit.edu

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights

Position In Opposition

First and Last Name Heidi Erickson

Escondido Resident False

Street Address

City Boston

State Massachusetts

Zip 02139

Comments I grew up in Escondido and while I no longer have the pleasure of living there, I still care deeply about its future. A mixed-use building complex located at the end of the Grand Avenue downtown strip would provide local businesses with revenue streams beyond what a purely residential building can, potentially bringing in foot traffic from all of San Diego County. But importantly, a more dynamic development would also allow the entire community to enjoy the space, not just those who live on the property. Palomar Heights could be the attractive and alluring period on the exclamation point of downtown.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=a3da8439-e6bb-4def-a668-f62a9e7ec9c1>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email james@escondidochamber.org

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name James Rowten

Escondido Resident False

Street Address

City

State

Zip

Comments The Escondido Chamber of Commerce is proud to support the Palomar Heights development project. Palomar Heights brings a significant economic benefit to the City of Escondido. It is estimated that the city will receive over \$8,400,000 in development impact fees and approximately \$2,200,000 in school fees. It is also anticipated that the city will receive over \$8,400,000 in development impact fees and approximately \$2,200,000 in school fees. The additional tax revenues generated by the Palomar Heights project are the type of funds that the City uses to pay for the benefits all Escondido citizens will enjoy.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=8670f3a3-11f7-4cb8-b1fe-a211b85acd1a>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email SBenvenuto@sdchamber.org

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights Project

Position In Favor

First and Last Name Jerry Sanders

Escondido Resident False

Street Address

City

State

Zip

Comments The San Diego Regional Chamber of Commerce (Chamber) represents almost 2,500 businesses in the region, translating to approximately 300,000 jobs. Each of those jobs belong to people who rely on stable housing options that are affordable to their families. On behalf of the Chamber, whose mission is to make San Diego the best place to do business in California I write to offer our support for Palomar Heights. The City of Escondido has a tremendous opportunity to further its mission of planning for more vitality and vibrancy in the downtown area by approving the Palomar Heights project. The current design features 510 residential units, 10,000 square feet of commercial space and numerous community and resident benefits. Palomar Heights has been carefully crafted to cultivate businesses and encourage much-needed foot traffic to the downtown corridor, which in turn helps businesses thrive. Our members were particularly impressed with the thoughtful balance of commercial and residential space, and the deference to existing businesses to help weave the new development into existing operations. This collaborative approach to designing communities can enhance success, build trust, and ensure that there is long-term shared success. Furthermore, as the hub for connections and collaboration for the business community, the Chamber knows first-hand the challenges we face with housing shortages, particularly with for-sale units. This project would significantly contribute to Escondido's housing supply. From age-targeted senior housing, to for-sale townhomes and apartments for rent, Palomar Heights will invite a diverse population into the downtown community to enliven the area throughout the day and into the night. This project would be a welcomed addition to Escondido's downtown, and I encourage you to join me in supporting this effort. Sincerely, Jerry Sanders President & CEO San Diego Regional Chamber of Commerce

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=2a4c4e13-1a1e-4e80-be2b-918acb7ed0cc>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 70.181.194.164

Email joe@ecinstitute.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights

Position In Opposition

First and Last Name Joe Houde

Escondido Resident False

Street Address 1245 Palomar Place #27

City Vista

State California

Zip 92084

Comments I urge the city to re-issue the RFP. 1. High-density, mixed-use housing close the transit it optimum for climate improvement 2. New developments should prepare 15-minute neighborhoods 3. We need substantial, deed-restricted affordable housing 4. Please demand family-supporting union jobs 5. This project, and all new ones, should fit within the guidelines of the next CAP after it is approved
Thank you.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=addbe317-bdf6-44fc-adf3-948201ac9e6b>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 174.65.53.242

Email johnpschwab@gmail.com

Council Meeting Date 1/27/2021

Agenda # unknown

Subject Palomar Heights Project

Position In Favor

First and Last Name John Schwab

Escondido Resident False

Street Address 2620 Miller Ave

City Escondido

State CA

Zip 92029

Comments Discussion on this project has gone on long enough. Ed Gallo was on the council when it started. The city needs an east anchor for downtown and a transition to E Valley Pkwy. Let's get started!

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=01da4ea-e-b71d-4e18-a3a0-4fe54c3dca23>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 209.66.198.217

Email juan.m.vargas1988@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject READ ALOUD: Palomar Heights

Position In Opposition

First and Last Name Juan Manuel Vargas

Escondido Resident True

Street Address 619 E 3RD AVE

City ESCONDIDO

State CA

Zip 92025

Comments Hello Councilmembers. I don't know where to start with this project. I support whole heartedly more housing in our city. We need it badly. We just need it to be affordable and well planned with all of the community in mind! I currently rent a home, about a block or so away from this project. Our rent was increased this year, during COVID and fortunately we had the means to keep up with it. For now. I hope to purchase a home in this same area within the next year in hopes of living in Escondido for the rest of my life. I am raising two children here and we hope that they hold this city as close to their hearts as me and my wife do. My concern with this project is that this screams gentrification. This project only serves as a bottom line for developers considering the lack of indication that this project will have any sort of affordable housing available to retain community members within the city. In fact, it will push surrounding community members out of the city as the rent and housing costs in the surrounding neighborhoods will likely go up. Additionally, the city is considering footing the bill for the funding of additional funding of services? This should be up to the developer to figure out, not us tax payers. It's wild to see how fast some of you in leadership throw a fit about lowering the funding for police, only to then turn around and not consider this. Additionally, after a quick google search, I found we have 38 or so complexes that cater to seniors. One of them being directly across from this proposed site. This housing plan adds additional housing specific to seniors. Who are we trying to attract to our downtown area? The same folks you moved the time of the meetings for? You need to re-evaluate your priorities for the community you serve and make the necessary changes to nourish our community from the inside out. Escondido is at the cusp of amazing growth. Let's grow it with community in mind and not that of the pockets of developers.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=de269def-29ee-4618-973c-a2f0da86b47d>

Email kenericksonarchitect@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights

Position In Opposition

First and Last Name Ken Erickson

Escondido Resident True

Street Address 1623 High Crest Place

City Escondido

State CA

Zip 92025

Comments Honorable Mayor McNamara and Honorable City Councilmembers I'm a life-long Escondido resident, licensed architect and have practiced in Escondido for most of my career. I have served on several boards and committees primarily focused on Downtown. The most relevant is helping to revise the Downtown Specific Plan. Planning and architecture reflect a community's values and its vision and shape just about everything we do. Buildings are not just practical, but when well-designed are essential to our quality of life. A well-planned and designed building or project is a reminder of what makes a community unique. Pride-in-place is often the reason residents stay and is critical for the next generation to stay and send their roots deep. The positive impact of intentional planning and adherence to that plan is essential to Escondido's present and future. The Downtown Specific Plan plays a critical role in achieving this, if we guard and diligently follow the plan, we can achieve its goals. Two of its most essential goals are to create a pedestrian oriented and an economically dynamic Downtown. Over the past nearly two years, I have reviewed and submitted observations and comments on all five iterations of the proposed project. The project is NOT consistent with the Downtown Specific Plan in creating a pedestrian environment nor with the meager bit of commercial space, is NOT consistent with the goal of an economically dynamic and active environment. With its hilltop location overlooking Downtown, this 13.8 acre site is unique, a once-in-a-generation opportunity. There is not another site in downtown Escondido that, with the right mix of uses and design, can offer a more dynamic place to live, play and generate economic returns and revenues. To do this, the commercial component is not necessarily small storefronts, but businesses that draw, not just Escondido residents, but from beyond our boundaries. Uses such as micro-breweries, wine tasting, a boutique hotel, and an education component would generate that draw. The project should offer a range of housing types, from affordable to residences for retirees. This is the kind of development that generates local pride and stirs countywide interest. With every proposed project we should expect and demand more. The development of this unique site is a tipping point, do we settle for a project with mostly housing? Or a dynamic and vibrant one the elevates not only Downtown, but all of Escondido? I respectfully ask you to reject this suburban type project for a site-specific development. Ken Erickson, Architect

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email kirk.w.effinger@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name Kirk Effinger

Escondido Resident False

Street Address

City

State

Zip

Comments I am writing today in support of the Palomar Heights project which will revitalize the former Palomar Health hospital campus and grow our community in a positive way. As we collectively look toward the future and continue to envision an even better Escondido, Palomar Heights helps to get us closer to that goal. This project is designed to fit in to the downtown specific plan, balance the retail core and provide opportunities for future generations. I am a member of the Palomar Health Foundation Board. I was formerly a homeowner in downtown Escondido. My daughter and her husband are now Escondido homeowners, and my son and his fiancé are renting in the Old Escondido area, hoping to fulfill their dreams of home ownership in this wonderful town. Palomar Heights could offer to them that home ownership dream in a walkable, urban setting, which something that is tough to find in Escondido. Palomar Heights opens the door to for-sale units that do not exist, especially downtown, and mixes it with a diverse mix of apartments, age targeted senior housing and public amenities, like the innovative Sky Lounge in the icon tower. This is all in addition to the positive impacts to the surrounding businesses who would greatly benefit from an increase in foot traffic. I am an active member of the Escondido community, involved in various aspects from real estate to the Escondido USD, to volunteering with the Foundation for Senior Wellbeing. Palomar Heights thoughtfully connects downtown and acts as a gateway to the Eastern Valley, a bridge that Escondido should not only welcome but embrace as a means to have more cohesion and inclusion. Please join me in support of Palomar Heights.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=f2c27d4c-db52-43f4-8755-875f1f51993f>

Email earthlover@sbcglobal.net

Council Meeting Date 1/27/2021

Agenda # 10 Palomar Heights

Subject Please read out loud

Position In Opposition

First and Last Name Laura Hunter

Escondido Resident False

Street Address 744 Quiet Hills Farm Road

City Escondido

State CA

Zip 92029

Comments Dear Honorable Mayor and Council, Sierra Club North County Group urges your opposition to Palomar Heights. Sierra Club opposes this project because it is significantly UNDER planned density and fails to include affordable housing on a location that is perfectly suited for higher density development on major transportation corridors and next to downtown Escondido. It does not include any deed or rent restricted affordable housing. We also strongly opposed any exemption, waiver or forgiveness of costs of services. If development or service costs are exempted or deferred, the project will worsen the deficit of a city already facing significant financial hardship. We are calling on the new Council to vote its purported 'fiscally conservative' values and deny such a give-away. To fail to require full funding of services costs constitutes a 'gift' of hundreds of thousands of tax-payer dollars that serves only improves the developers bottom line/profit and worsen the city's financial condition. We oppose burdening future tax-payers with the costs of this project. Such action is even more egregious considering no designated affordable housing is included in the project. The housing crisis in Escondido is a crisis of affordable housing. Sierra Club is advocating for the Council to require at least 70 units of affordable housing at 60% regional AMI. Since the Council will be making amendments to the Specific Plan, it is legislatively able to make changes and add requirements. We request this requirement for Affordable Housing in the project. Further, the added deficit of \$204,000 a year (or \$8 million over 40 years) can reasonably be expected to undermine services. It is unclear the city can make the findings of fact required by CEQA related to standards of performance required for Fire and EMT response in the Public Safety element of the General Plan. Based on our meetings, I expect fairness to come up as a topic. I hope the Council will also consider if it is fair to current and future Escondido taxpayers to have to subsidize the profits of this out-of-town developer. In closing, we urge denial of the current Integral Palomar Heights project until it: • Includes more density than proposed • Includes a significant % deed or rent restricted units to provide affordable housing for low-income residents • Pays its own way and does not burden future tax-payers to subsidize it or forego services. Thank you for your consideration

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email mariabowmanres@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name Maria Bowman

Escondido Resident True

Street Address

City

State

Zip

Comments The Mercado Business Association is in complete support of the Palomar Heights Project. Palomar Heights will be an excellent use of the former Palomar Hospital land. Escondido needs housing on the Gateway to East Valley Parkway to provide more alternative housing for residents.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=ee7ad4bf-c4ab-4f2c-9bbb-f732486a9ad5>

Palomar Heights new home project.

Dear City Councilmembers,

Thank you for the opportunity to comment on this project. You should approve the Palomar Heights project because the City is way behind on its RHNA allocations. It needs to add about 2,000 homes in order to reach its RHNA numbers and this project is a great way to help provide those additional homes as an infill project. The project will add over 500 homes in the heart of the City. The opportunity have a variety of housing options at rates affordable to young professionals and families is rare in North County and the City should not squander the opportunity to supply much needed housing so conveniently located to downtown and a major transit station.

Thank you,

marianne grisez

mgrisezmph@gmail.com

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 72.197.187.52

Email m.skovorodko@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Read Out Loud (Palomar Heights)

Position In Opposition

First and Last Name Mark Skovorodko

Escondido Resident True

Street Address 137 E 6th Ave

City Escondido

State CA

Zip 92025

Comments My wife and I are 28 and 30 years old and moved to Escondido last March to be closer to our family in North County San Diego. We deliberately chose Escondido over Rancho Bernardo, Poway, and other surrounding cities as the location to start our family because of the character of Downtown Escondido. A functioning historic retail core is a major asset for any city lucky enough and old enough to have one, and is also a huge attraction to millennials and young families such as ourselves that are tired of the bland housing developments that we grew up in. For this reason we were extremely disappointed when we learned about the proposed Palomar Heights development and its lack of significant street-front retail space. Adding even more disappointment was finding out that the city was considering amending the Downtown Specific Plan in order to make the development fit the city's guidelines. Specific plans are created to promote the long-term flourishing of the areas they serve, and are written precisely to answer the kind of question that's before City Council tonight. What is the point of making Specific Plans if any developer with enough power and financial backing can simply rewrite the parts they don't like? The right project on the old hospital site would both house residents while re-energizing Downtown with street-front retail. The right project would bring in the kind of tax revenue that urban planning data reflects for retail-on-bottom, housing-on-top mixed-use developments. The right project would be a building matching the historic character of downtown that Escondido residents would proudly promote to our friends and family in surrounding cities. On the other hand, Palomar Heights will rob the city of much needed tax revenue. Palomar Heights will set a precedent for future developers to walk all over Escondido's planning requirements. Palomar Heights will exist as another bland, cookie cutter development in the heart of Escondido that adds no value to the culture or character of our Downtown. Please vote no on this project.

A form has been submitted, click the link below to view the submission:

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 76.240.96.27

Email penndiehl@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Read Out Loud Palomar Heights Cannot Continue in its current form

Position In Opposition

First and Last Name Penn Diehl

Escondido Resident True

Street Address 22078 Gallop Way

City Escondido

State CA

Zip 92029

Comments The Palomar Heights Project does not serve the needs of Escondido. It fails to provide any affordable housing which this community desperately needs, and is not dense enough, which stands in contrast with the goals of climate action planning. In order to be satisfactory, this project needs at minimum: 30% affordable housing and have 900-1000 DUs density. It also must be electrified from the start (this includes no gas stovetops), and be built to be carbon neutral. The project should also be built with mandatory fair labor standards, be integrated into current and future transit routes and infrastructure, and be walkable and bikeable.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=fbdde536-49c2-4e77-a739-326d40edfdec>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 75.85.185.149

Email ravigopinathan49@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Read out loud

Position In Favor

First and Last Name Ravi Gopinathan

Escondido Resident False

Street Address 12869 Baywind Point

City San Diego

State CA

Zip 92120-2796

Comments I want to thank the council for the opportunity to speak about this project. I support the Palomar Heights development because it will add 500 units of much-needed housing to the region for young professionals and seniors, and it is within walking distance of a transit station. The city is behind on its RHNA allocations and it needs to build another 2000 homes in order to reach its targets. We are in a housing crisis and shortage in California and the City should not turn down projects that will supply housing that is so desperately needed in the area. I also believe single-family zoning restrictions and parking requirements should be removed so that we can have the amount of housing that our population demands, and build communities less dependent on personal cars. Some cities that have done this or moved in this direction, like Minneapolis have seen an increase in affordable housing options for residents and a decrease in segregation. Please vote to approve the Palomar Heights Housing Development to meet the needs of our growing population.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=73b4867c-e863-4230-b89e-3a216f19ba23>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 68.7.156.230

Email civics@robroy.cc

Council Meeting Date 1/27/2021

Agenda # 10 - Palomar

Subject Read Out Loud

Position In Opposition

First and Last Name Robroy R Fawcett

Escondido Resident False

Street Address 1576 Katella Way

City Escondido

State CA

Zip 92027

Comments Item 10 I am submitting these comments before the start of the public hearing under protest. The clerk is not an electronic means, and is a barrier to my addressing the meeting electronically. I am opposed to tearing down the downtown hospital during the current pandemic. It is too valuable of a resource for the community. On its current website, Palomar Health states, "Palomar Health has been working diligently to prepare the downtown Escondido facility in the event the response team determines additional bed spaces are necessary . . ." www.palomarhealth.org/flu-source/coronavirus The CEQA findings (Exhibit C) and the EIR (Exhibit B) are deficient. On the topic of building reuse for hospital uses, the CEQA findings conclude, "As a part of the needed renovations for building reuse, the existing buildings are not built to current earthquake/seismic standards and would require seismic retrofit (EIR Appendix T). Therefore, it would not be feasible for the site to be reutilized with hospital uses, and such reuse was not considered further in the EIR." Page 47. This statement that the existing buildings are not built to current earthquake/seismic standards and would require seismic retrofit is false with respect to the topic of hospital use. In 2008, seismic valuation of the downtown hospital found that all of the buildings comply with current seismic regulations for use as an hospital. Quoting from the Palomar Health Board meeting agenda packet for October 20, 2008, on pdf page 272 (of 479), "In late 2007, the California Building Standards Commission adopted new regulations to update the methodology for determining the seismic risk of hospital structures, allowing the use of 'HAZUS,' a new federally developed modeling technology. See 'OTHER INFORMATION—Seismic Compliance' herein. PPH then appealed for a reclassification of its existing PMC facilities' seismic compliance ratings. As a result, the McLeod Tower at the existing PMC campus has been deemed by the Office of Statewide Health Planning and Development ('OSHPD') to meet 'SPC-2' standards, which means that a total of 202 beds in McLeod Tower have been reclassified as seismically compliant and may be operated until 2030." www.palomarhealth.org/media/BoardMeetings/ip_20081020.pdf The seismic condition of the large building constructed in the 1980's, which is over half of the hospital's floor space, was never an issue because those buildings were constructed after the creation of OSHPD, and under its supervision. These

newer buildings housed the operating rooms, maternity wards, and other facilities with over 100 beds. These newer buildings are unquestionably compliant with current earthquake/seismic standards and would not require seismic retrofit. OSPHD rates these newer buildings as SPC-4 (Structural Performance Category 4), the second highest possible seismic rating. As further evidence, the downtown hospital is still an OSHPD licensed hospital facility. <https://oshpd.ca.gov/facility/palomar-health-downtown-campus/> [OSHPD ID: 106370755; Facility License Type: General Acute Care Hospital; License Category: General Acute Care Hospital; Facility Status: Open.] OSHPD acts as the building department for hospitals in the State of California. This website shows that 6 buildings at the downtown campus have a rating of SPC-4, and 4 buildings have a rating of SPC-2. EIR Appendix T states, "The seismic evaluation and retrofit scheme outlined in this report is carried out per the requirements of Chapter 3 and 4 of 2016 California Existing Building Code." This is not the code for seismic evaluation of hospitals. Thus, Appendix T is irrelevant. Further, it is misleading. The OSPHD seismic evaluation is controlling, and it found the buildings meet current earthquake/seismic standards to operate as a hospital. Further, there is no indication in EIR Appendix T that the HAZUS software was used to in its evaluation of the seismic integrity of the buildings at the downtown campus. Thus, under the topic of reuse as a hospital, there is a substantial defect in the CEQA findings because of the mischaracterization of the seismic evaluation status of the downtown hospital by the statement, "as the existing buildings are not built to current earthquake/seismic standards and would require seismic retrofit." Additionally, the conclusion, "Therefore, it would not be feasible for the site to be reutilized with hospital uses, and such reuse was not considered further in the EIR," is not supported by the facts, and is misleading. Further, statement that, "such reuse was not considered further in the EIR," is clear evidence that the CEQA findings and the EIR are incomplete and defective. Palomar Health, a government agency supported by property taxes, has been plagued by two decades of financial mismanagement, overly grandiose expansion plans, and poorly executed marketing. This poor management is not evidence that the downtown hospital is not viable. It is only evidence that the mismanagement of Palomar Health, and its failure attempt to prevent Kaiser from entering their turf, most likely renders Palomar Health unable to properly utilize the valuable hospital resources at the downtown campus. The news reports from 2015 of purportedly required expensive maintenance is not reliable evidence sufficient to relieve City staff of further investigation. This old article has long since been disproven by Palomar Health's continued use of the downtown hospital facility. thus refuting those old assertions. The CEQA findings further concluded, "the limited demand for a large hospital campus at this location would likely not sustain the use of the site as a hospital." Page 47. Yet two month later, in December 2020, Kaiser broke ground for a new hospital in San Marcos. The new Kaiser hospital will be the first acute care hospital not operated by Palomar Health hospital to be constructed within the boundaries of the hospital district since its formation as a government entity in 1948. This new hospital is evidence of significant demand for hospital services in the area. I believe Palomar Health is in an existential death spiral, selling off income producing property, such as the downtown hospital and several other skilled nursing facilities, to sustain itself. But for tax subsidies, Palomar Health would not be viable. I agree that their assets should be sold off (Palomar Health STILL owns the downtown hospital--the sales contract is dependent on your approval of its destruction—imagine that), but the hospital district should be dissolved, and its valuable assets used by well-managed medical providers to continue to provide valuable services to the community. It would be a disservice to the residents of the City of Escondido to allow the continued shift of medical services away from the City of Escondido due the distain of Palomar Health for downtown Escondido, it willingness to waste facilities to the detriment of the residents of the City, and continued

mischaracterization of community hospital needs. The taxpayers have been paying for the downtown hospital through mandatory levies on their property tax bills. It is unfair to destroy it due to two decades of mismanagement at Palomar Health. A decision based on deceptive/inaccurate misrepresentations by staff regarding the current seismic condition of the downtown hospital and the need for medical service in the City is an even worse injustice to taxpayers. Further, the CEQA findings and the EIR failed to adequately address the significant possibility of mercury contamination that may be found in the sewer systems of aging buildings. See, ASSESSING MERCURY LEVELS IN THE WASTEWATER OF AN AGING RESEARCH LABORATORY BUILDING, www.ncbi.nlm.nih.gov/pmc/articles/PMC2346441/ The Clerk's reading my message clearly breaks the electronic chain of my access to electronically address the meeting. Having the Clerk read messages fails to comply with the Order to allow the public to "address the meeting telephonically or otherwise electronically" during the pandemic, and violates the Brown Act. It would be best for the City to reschedule item 10 for a later date when the City has provided the facilities for the public to address the meeting electronically, instead of through an non-electronic reading of comments by the clerk. I attempted to make similar comments during the Planning Commission Videovirtual Conference on September 22, 2020. I was not able to type, proofread, and submit my comments after the staff presentation in time for the written comments portion of the public hearing. Of course, it is not fair to require the public to submit only written comments BEFORE hearing the staff report at a public hearing. Thus, on September 22, I was similarly denied my right to electronically address the meeting. To see the rooms available at the downtown hospital, go to: www.facebook.com/photo/?fbid=10216625788020051&set=pcb.1451694848338183 Compare with the area for overflow beds in the new hospital: www.facebook.com/groups/441540969353581/permalink/1451694848338183/

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=51c6d20d-a452-4907-9b5c-f8f499ca6ac9>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 107.77.228.116

Email Hope1944@sbcglobal.net

Council Meeting Date Jan 27, 2021

Agenda # 10

Subject Hospital Site proposal

Position In Opposition

First and Last Name Sharon Sanders

Escondido Resident False

Street Address 514 east 6th ave

City Escondido

State CA

Zip 92025

Comments Dear Mayor and City Council, I have always found the Palomar Heights plan unattractive and inadequate for such prime property in Escondido. ••Please Consider the points raised in the website presented here by others who object. •• Please Let these points guide the city in preparing a new and better proposal! Thank you for your service to our country and to our town. Sincerely, Sharon Sanders.
OE

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=c014acd5-e0e5-449e-9907-abc21e30f7a8>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 70.167.125.158

Email stevenelson@hey.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject Palomar Heights

Position In Opposition

First and Last Name Steve Nelson

Escondido Resident True

Street Address 122 1/2 S. Kalmia St.

City Escondido

State CA

Zip 92025

Comments Steve Nelson. I am a former City staff person, and a current downtown resident and downtown business owner. I was on the 2007 committee that worked to develop the Downtown Specific Plan. Please don't approve this project. Our entire community and our downtown needs so much more than 500 apartment units and parking spaces, with only 1.2% set aside for retail square footage. What you see now is a project that Lyon Apartment Homes has already agreed to purchase. The current Downtown Specific Plan was developed in 2007 and 2013 with a broad segment of the community providing input—to encourage a new and expanded downtown. The City staff has misled you with their comment that this Integral proposal is consistent with the downtown plan—it is not. The downtown plan was not adopted to protect and serve the downtown that we have —but with a vision and a dream to create an even better and bigger space for all of us to live, and work, and go. Also, please don't get distracted by the discussion over the community facilities district, and how the City should be charging fees. Once this project is rejected, an entirely new development agreement will be established where the City gets what it needs, a developer gets to build the right project, and the guardians of the downtown specific plan get to see our vision realized. There will be a "Plan B," once the hospital district, the City, and the community can put our creative minds together. And finally, if you approve this project, please include in your motion the requirement for a solid wood sidewalk shed-type walkway and construction fence— one that can be decorated with public art for the 5 to 10 years this project will be in transition. Please don't leave us with the transparent fencing that you have allowed at the former Escondido Surgery Center, or the former North County Bank property on Escondido Boulevard.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=3c2050cf-865c-4975-b62d-731413363553>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 98.178.232.181

Email taylor@nsdcar.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ ALOUD - Palomar Heights Project

Position In Favor

First and Last Name Taylor Thompson

Escondido Resident False

Street Address

City

State

Zip

Comments The shortage of housing opportunities in North San Diego County has reached crisis levels. Without adequate housing to meet our regional needs, we will continue to feel increasingly worse economic impacts. We have become aware of the Palomar Heights project which will provide much needed attainable middle-income housing stock as well as valuable senior focused units.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=7d9f6904-c233-4160-a68e-c3c34ff84f5a>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 72.197.116.13

Email wally2131@hotmail.com

Council Meeting Date 1/27/2021

Agenda # Item 10

Subject "Please Read Out Loud / Play Video During Public Comments (1 minute 14 seconds)"

Position In Opposition

First and Last Name Wally Gutierrez

Escondido Resident False

Street Address 1730 FAIRDALE AVE

City Escondido

State CA

Zip 92027

Comments Please play this youtube video during public comments for item 10.

<https://www.youtube.com/watch?v=pTWAKeQWCW> Palomar Health can not be Trusted !

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=733d424a-e1b7-4698-ba7a-2d38d2fd1a70>

January 19, 2021

Honorable Mayor Paul McNamara
Deputy Mayor Michael Morasco
Council Member Joe Garcia
Council Member Tina Inscoe
Council Member Consuelo Martinez
City of Escondido
City Hall, Second Floor
201 North Broadway
Escondido, CA 92025

RE: Support for Palomar Heights

Dear Honorable Mayor and Councilmembers:

I am writing to express my support of the Palomar Heights project. I have watched the project be reshaped over the last few years and this mix of residential and commercial uses will benefit not only downtown Escondido but the City as a whole. Job production, tax revenue and income spending are what Downtown Escondido needs, especially with the current financial future.

The downtown hospital campus is almost entirely vacant with plans to complete the move this spring and we do not want this area vacant. This area could benefit greatly from the revitalization proposed with this project, feet on the ground shoppers and community members, and the commitment of investment to our City.

I am excited for the new housing stock to come into the downtown market place, especially the for-sale units. This project would significantly contribute to our city's housing supply at many price and demographic levels. From age-targeted senior housing, to for-sale townhomes and apartments for rent Palomar Heights will invite a diverse population into our community to enliven downtown throughout the day and into the night.

This project would be a welcomed addition to our downtown and I encourage you to join me in support.

Sincerely,

Walter Heiberg

Chelsea (Affordable Housing Builders)

6339 Paseo del Largo, Carlsbad CA 92011

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 76.172.83.75

Email northcountyimby@gmail.com

Council Meeting Date 1/27/2021

Agenda # 10

Subject PLEASE READ COMMENT OUT LOUD

Position In Favor

First and Last Name Zachary MacQuarrie

Escondido Resident False

Street Address 703 Agate Street, Apartment 5

City San Diego

State CA

Zip 92109

Comments I am writing on behalf of the North County YIMBY group in support of the Palomar Heights project. We are a grassroots group of local North County San Diegans dedicated to increasing housing equity and supply for all San Diegans. We support the Palomar Heights project as a smart project for downtown Escondido. This project should be approved as it helps address several key regional issues in important ways. The project addresses the housing crisis in San Diego County by supplying much needed housing, including senior housing, to the local housing supply. Additionally, this project is an infill project right in the heart of walkable downtown. This type of infill development is essential to the future of our region by providing walkable communities that are accessible to all San Diegans. The project is well designed and will provide housing that is affordable to young people, families, and seniors. We are in a housing crisis, and the City should support projects like Palomar Heights to help address it. Please approve this project and bring hundreds of homes to Escondido. Thank you - Zach MacQuarrie North County YIMBY

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=23d48416-86bf-469f-a668-86017c15afb9>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 24.165.88.126

Email Annabel.corona62@gmail.com

Council Meeting Date

Agenda # Distribution of food at local high schools

Subject Food distribution

Position No Position

First and Last Name Annabel Corona

Escondido Resident False

Street Address 2241 Linda Court

City Escondido

State California

Zip 92027

Comments I would like to understand why the United States military is at our local high schools today distributing food for the needy children in the community? What is it that you're not telling us constituents of what's going on in our city county and state

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=d0807c6f-7760-47d5-a87a-6376c222d986>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 68.111.202.211

Email damarisbermudezb39@gmail.com

Council Meeting Date 1/27/2021

Agenda # 0

Subject READ ALOUD: Non-Agenda COVID Protection Enforcement

Position No Position

First and Last Name Damaris Bermudez

Escondido Resident True

Street Address 545 W 9th Ave

City Escondido

State CA

Zip 92025

Comments Hello my name is Damaris. I am 21 years old and I'm an escondido resident born and raised. I recently have contracted COVID 19. I'm am one of the lucky few to have moderate symptoms. Stuffy nose, cough, fatigue, shortness of breath, nausea and vomiting. It has been a very interesting journey. I wouldn't wish this on anyone. Isolation is terrible. As a person who values community I'd say the isolation is almost as worse as the symptoms themselves. The lack of enforcement has made this worse than it had to be. Why do we have to beg for action from our city council against this virus? There are restaurants gloating online about staying open and not wearing masks. Nothing has been done about it. No enforcement from city management of the municipal code. How as a society are we supposed to move on when we can't even hold our own accountable. Is it because the people mostly affected are poor people of color? Those without health insurance? Those without homes? The city and state continuously makes it clear they do not care about us or our wellbeing. What can we do about that? I'm an "essential worker" which has honestly lost respect or did it even have any to begin with? Restaurants and stores are being open prematurely at the cost of lives for what? For a shopping spree? For a "girls day"? For a "distraction"? These are our lives and you are playing with them. Living in a capitalist society has made it impossible for us to take drastic measures to end this pandemic. My only options are to work and potentially die. Or not work and starve. Which is better? Which option would you take? I know people who've died from this. People who have lost so much because of this. Are they a joke to you? It seems to me like they are since not even our police officers wear their masks.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=85e1d270-f9cc-4ec8-8a93-f15b7bafc729>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 172.56.31.89

Email conejo.gloria.r@gmail.com

Council Meeting Date 1/27/2021

Agenda # 0

Subject COVID Protection Enforcement

Position In Favor

First and Last Name Gloria R. Conejo

Escondido Resident True

Street Address

City

State

Zip 92025

Comments This one's for our honorable, Mayor. A Mayor who came in with a majority a year ago... or so we thought. A Mayor who listens to "the facts" and "doesn't jump to conclusions" *eye-roll*. Who thinks his constituents are too stupid to understand how basic municipal government work. I will repeat, unlike you, Mayor Blakespear doesn't seem to think COVID Enforcement is rocket science.

<https://www.10news.com/news/local-news/encinitas-to-suspend-sidewalk-street-permits-for-restaurants-violating-covid-19-public-health-order> I will repeat, You don't see the brown people in your community exponentially getting sicker and dying. You don't see the young single parents coming home from essential work. Home after dealing with COVIDiots who refuse to wear masks and follow guidelines. You. Don't. See. Us. You see yourself. This. Could've ALL been prevented had we had proactive, rather than reactive leadership. Shame.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=0ddc64ad-d7d2-4ec9-b2c6-fcb7371f95d4>



**BUILDING INDUSTRY
ASSOCIATION OF
SAN DIEGO COUNTY**

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California Building
Industry Association

National Association
of Home Builders

January 25, 2021

Honorable Mayor Paul McNamara
Deputy Mayor Michael Morasco
Council Member Joe Garcia
Council Member Tina Inscoe
Council Member Consuelo Martinez
c/o Jeff Epp, City Manager
City of Escondido
City Hall, Second Floor
201 North Broadway
Escondido, CA 92025

RE: Citywide Service CFD

Dear Mr. Epp.

In preparation for the January 27, 2021 City Council meeting and pursuant to previous correspondence from the BIA to the City regarding the Service CFD, it was the expectation of the BIA that a pipeline exemption would be on tonight's agenda based on the request from Councilmember Inscoe at the January 13th meeting. In my review of the agenda, an exemption is not to be considered nor is it shown on the agenda under "future business". This appears to be in blatant disregard of Council's direction. As such, I wanted to remind you our tolling agreement is set to expire on the January 30, 2021.

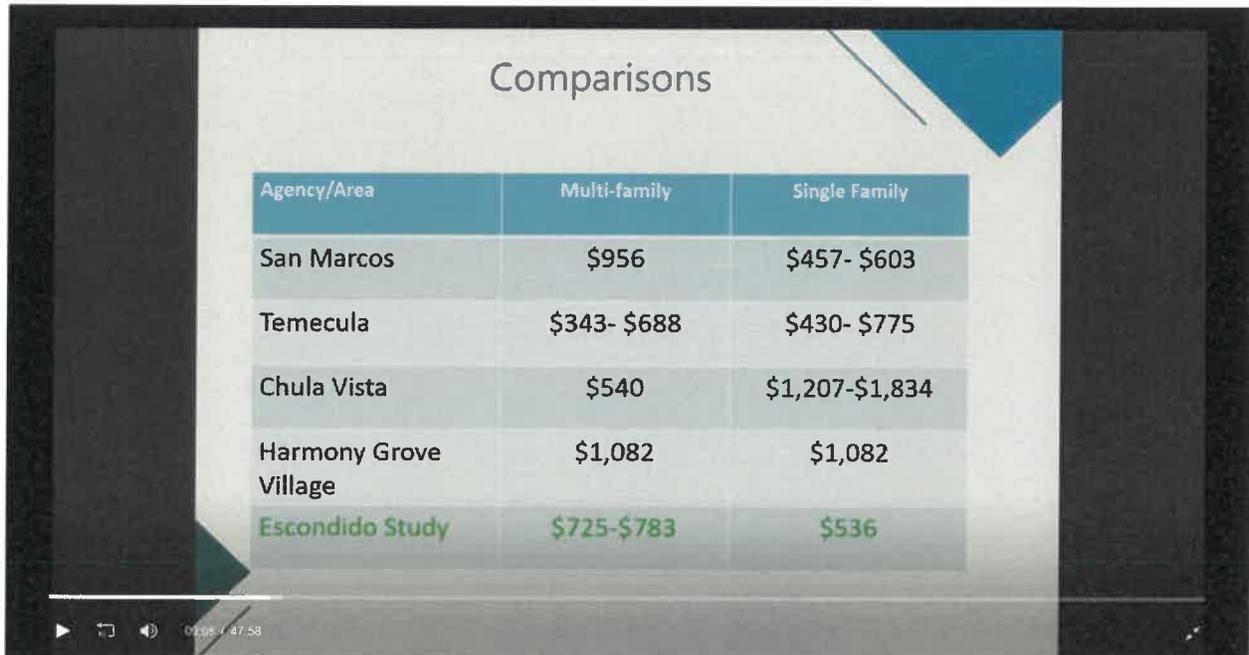
In the same review of the agenda, the Services CFD was widely discussed in the staff report for the Palomar Heights project. In the Fiscal Analysis section, the City refers to two General Plan policies as referencing public financing. These policies refer to the payment of fees for projects that are processing an amendment to the General Plan thereby invoking costs to the City with the change of land use. For example, in the Palomar Heights project, the site is an existing use, and is zoned residential. In the analysis of public services in the EIR, the project is shown to mitigate its impacts by payment of impact fees. The correlation between these General Plan policies and the need to annex into the Service CFD is disconnected and inaccurate similar to pipeline and future projects not requiring a General Plan amendment where they are consistent with the General Plan.

The Staff report then goes on to detail the history of the Services CFD and how employee costs can be “actuarially calculated”. In our public records request, your emails show that employee costs and staffing ratios were not actuarially calculated, rather dictated by internal Staff of the City of Escondido with Keyser Marston adjusting the model, which inflated the overall cost.

In January of 2020, the Service CFD was brought to my attention by Staff. It was grossly mischaracterized to be described as an infrastructure CFD. It was also listed on the agenda this way in May of 2020.

None of the projects in the “pipeline” were properly noticed to the adoption of the Services CFD. A formal policy for the Services CFD wasn’t even considered until months after the resolution to form the Services CFD was adopted. Projects such as the Palomar Heights project and the Mercado project were told that they would not be put on the agenda for a Planning Commission hearing until they agreed to annex into the Services CFD.

In the January 15, 2020 Council Presentation, a comparison of neighboring CFD’s was presented to Council. In that comparison, Staff stated that San Marcos has a CFD totaling \$956 per year for multi-family and \$457-\$603 for Single Family. The actual San Marcos Service CFD calculations for Police and Fire services total \$126.06 per year or \$10.50 month per unit, as San Marcos charges the same rate for both Single family and multi-family land uses.



Agency/Area	Multi-family	Single Family
San Marcos	\$956	\$457- \$603
Temecula	\$343- \$688	\$430- \$775
Chula Vista	\$540	\$1,207-\$1,834
Harmony Grove Village	\$1,082	\$1,082
Escondido Study	\$725-\$783	\$536

In the same presentation, Staff acknowledges that Econdido police staffing is 1.05 sworn officers per 1,000 but they directed KMA to use the higher San Diego REGION staffing ratio of 1.28 in the methodology. This artificioally inflates the the overall Services CFD cost. The use of a

1.28/1000 factor was expressly directed by Staff as revealed in emails produced by our PRA request.

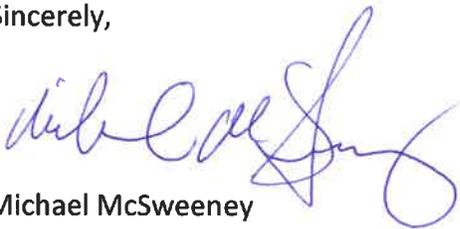
What I find most confusing about your Services CFD are the costs for Police & Fire service. Escondido's Services CFD is made up of seven categories, anchored by Police and Fire protection. Police and Fire protection total 65.8% of the total Services CFD cost.

As mentioned above, in neighboring San Marcos their Services CFD for police and fire protection is \$126.06/unit/year (for both single family and multi-family residential land use). This same CFD is apportioned to commercial, industrial, office, light office, industrial park, agricultural and institutional land uses as well. So in neighboring San Marcos the cost is \$10.50/month for Police and Fire protection while in Escondido the cost is \$60-65/month in an apartment or \$45/month in a single family home.

Why are the costs between these neighboring cities so disproportionate for the same basic services?

Our request remains the same, Council – please provide pipeline exemptions for the 3 projects (Giordano, Mercado, and Palomar Heights) and then have an independent third party review the policy and methodology for the Services CFD to evaluate its **TRUE** costs and legality as well as the KMA FIA. During this time, please notice all projects in your development process (pipeline) that a Services CFD may be applied to their application so they can adequately weigh in and understand the costs imposed by this Services CFD on their project.

Sincerely,



Michael McSweeney

Sr. Public Policy Advisor

Building Industry Association San Diego