

From: Steve <sargabright@cox.net>
Sent: Wednesday, February 22, 2017 7:11 PM
To: Kristin Blackson
Subject: Escondido Country Club

I am completely in agreement with the plan that New Urban West has submitted.
It's time to move forward to begin to enhance the community.
Thank you.

From: Jane Aker-Anet and Mike Anet <akeranet@juno.com>
Sent: Wednesday, February 15, 2017 12:05 PM
To: Kristin Blackson
Subject: Escondido Country Club Golf Course Land

Dear Ms. Blackson,

Seems we keep singing the same tune and there is no one in the audience listening.

We do not want 392 houses on the Escondido Country Club property and there are many reason.

Let's say you buy a home next to another and behind you is an open area that allowed the home next to you to be built. Now suddenly some one comes in and says the rules have been changed. Now you can have condos behind you or a community center. I say what's with that? We bought this small lot because many years ago we were told, The golf course (open space) allowed the smaller lots.

Now let's look at the infrastructure. The roads are atrocious. I can't remember when they might have had new asphalt. Holes and cracks and worn down to the rocks throughout the ECC area. What a shame. From what I read, no expectation that anything will be done to fix this. Can you imagine the problem when the 3 Villages are built and their roads are so narrow they won't allow parking within their own development? They'll be parking on our streets which are terrible and have too many cars parked now.

Freeway access is awful. Try getting on to 15 or 78 now. Long lines of traffic through the residential area. No expectation this will change.

Schools. Oh my. Try and pick up your kids or deliver them to school in the morning. All these cars sitting and waiting for children. No place to sit? Let's add a mobile class room. I don't see any indication the New Urban people plan on a 55 or older age development so 392 homes means lots and lots of people. Children everywhere and tiny lots to play on but New Urban proposes pocket parks. What a joke. Have you actually seen what a pocket park looks like?

Air quality? Does anyone care?

Are we losing our minds?

Tax dollars are not everything. What happened to quality of life issues?

Amazing we call people "Planners". Looks like this was planned by someone that never had a plan in their life.

All over Escondido you see new developments that were approved by Planners and City Council. No thought of parking and other necessities to keep people at peace with each other. Cram more people in and forget the rest.

Hopefully someone comes up with a better "plan".

Thank You,
Jane Aker-Anet

Mike Anet and Jane Aker-Anet
(760) 505-2638 and (760) 518-5263
CA BRE #01262772 and 00843896

PLEASE ADD NEW E-MAIL TO YOUR CONTACT LIST: akeranet@gmail.com

The Only Drink You Need To Lose Weight In Weeks by-blog.com
<http://thirdpartyoffers.juno.com/TGL3141/58a4b4be9ef4934be5b36st03duc>

From: Melanie Anderson <writemel@sbcglobal.net>
Sent: Thursday, February 23, 2017 6:15 PM
To: Kristin Blackson
Subject: Country Club

Ms. Blackson,

I am writing to express my opposition to the current proposal for the development of Escondido Country Club. I am a resident living at 2215 Medina Glen and I am seriously concerned at the number of homes proposed. 392 is too many homes! I urge the City to reconsider this plan.

Best regards,

Melanie Anderson

From: laura vitous <lvitous@yahoo.com>
Sent: Tuesday, February 21, 2017 7:19 PM
To: Kristin Blackson
Subject: The Villages-Case No. ENV16-0010, SUB 16-0009

To Kristin Blackson,

I am writing because I am concerned about the safety of my family, especially the children. I live on Firestone Drive and the traffic is very busy and dangerous now. People use it as a shortcut to El Norte and usually they go a lot faster than the 25 mph. I have a hard time getting out of my driveway many times because it is so active and crowded. With this newly proposed large development, the traffic will only increase exponentially per each home. What is the city planning to do to remedy this dangerous situation? Are you going to close traffic off at Firestone? Are you going to install speed bumps? I am worried about what this new development will bring...noise pollution, traffic congestion, etc.

Thank you for your consideration about my concerns. I am anxious to find out what the city is planning to do to insure the safety and quality of life for the residents already here.

Laura and Michael Andrews
1815 Firestone Drive
Escondido, CA 92026

From: Mike Anet <akeranet@juno.com>
Sent: Thursday, February 23, 2017 4:28 PM
To: Kristin Blackson
Subject: Re: Escondido Country Club Golf Course Land

Hi Kristin,

As time is running short, I want to add to my previous email 3 items:

1. As we are in a drought, we will the water for this development come from?
2. As to schools, where are the additional classrooms be found?
3. The proposed density is totally unacceptable, as the only reason that the existing community was built on smaller lots was the existence of the Golf course! 392 houses is not OK.

Thank you!

Mike Anet

Sent from my iPhone

Mike Anet

> On Feb 15, 2017, at 2:29 PM, Kristin Blackson <kblackson@escondido.org> wrote:

>

> Jane,

>

> Thank you for your comments. Your comments and concerns are part of the record and will be included in the Draft EIR.

>

> Please note, the Notice of Preparation period for the proposed Escondido Country Club Project is the 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. The comments you provided give good insight to some of those issues. Thank you.

>

> 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

>

> -----Original Message-----

> From: Jane Aker-Anet and Mike Anet [<mailto:akeranet@juno.com>]

> Sent: Wednesday, February 15, 2017 12:05 PM

> To: Kristin Blackson <kblackson@escondido.org>

> Subject: Escondido Country Club Golf Course Land

>

>

> Dear Ms. Blackson,
>
> Seems we keep singing the same tune and there is no one in the audience listening.
>
> We do not want 392 houses on the Escondido Country Club property and there are many reason.
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> Let's say you buy a home next to another and behind you is an open area that allowed the home next to you to be built. Now suddenly some one comes in and says the rules have been changed. Now you can have condos behind you or a community center. I say what's with that? We bought this small lot because many years ago we were told, The golf course (open space) allowed the smaller lots.
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> Thank You,
> Jane Aker-Anet
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> Mike Anet and Jane Aker-Anet
> (760) 505-2638 and (760) 518-5263
> CA BRE #01262772 and 00843896
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> PLEASE ADD NEW E-MAIL TO YOUR CONTACT LIST: akeranet@gmail.com
> > The Only Drink You Need To Lose Weight In Weeks by-blog.com
> <http://thirdpartyoffers.juno.com/TGL3141/58a4b4be9ef4934be5b36st03duc>
> >

From: Mike Strong
Sent: Tuesday, February 07, 2017 11:00 AM
To: Kristin Blackson; 'Blackson, Kristin'; 'Jonathan Frankel'
Subject: FW: Country Club drainage to be cleaned of sediment
Attachments: Document1.docx

Please see the attached and advise on how to proceed.

Mike

From: Alicia Appel
Sent: Tuesday, February 07, 2017 10:16 AM
To: Mike Strong <mstrong@escondido.org>
Cc: Marcus Leso <mleso@escondido.org>
Subject: Country Club drainage to be cleaned of sediment

Hi Mike,

We spoke last week about the issue with sediment from the Country Club property causing blockage in City storm drain pipes under Country Club Lane. Attached is a diagram. I'm cc:ing Marcus Leso as he did an inspection and can provide pictures of the area.

Our storm drain crews have been dispatched to clean the drains under the street and the source of the recurring problem is from private property, so the City is unable to create a sustainable solution to the problem without cooperation from the Country Club property managers.

Please connect me to the responsible party if possible, so I can confirm the timeframe to get this issue addressed. If necessary, we may issue a Notice of Correction to ensure the work is completed in accordance with Municipal Code Chapter 22, which prohibits discharge of material, including sediment, to the City MS4.

Thanks!

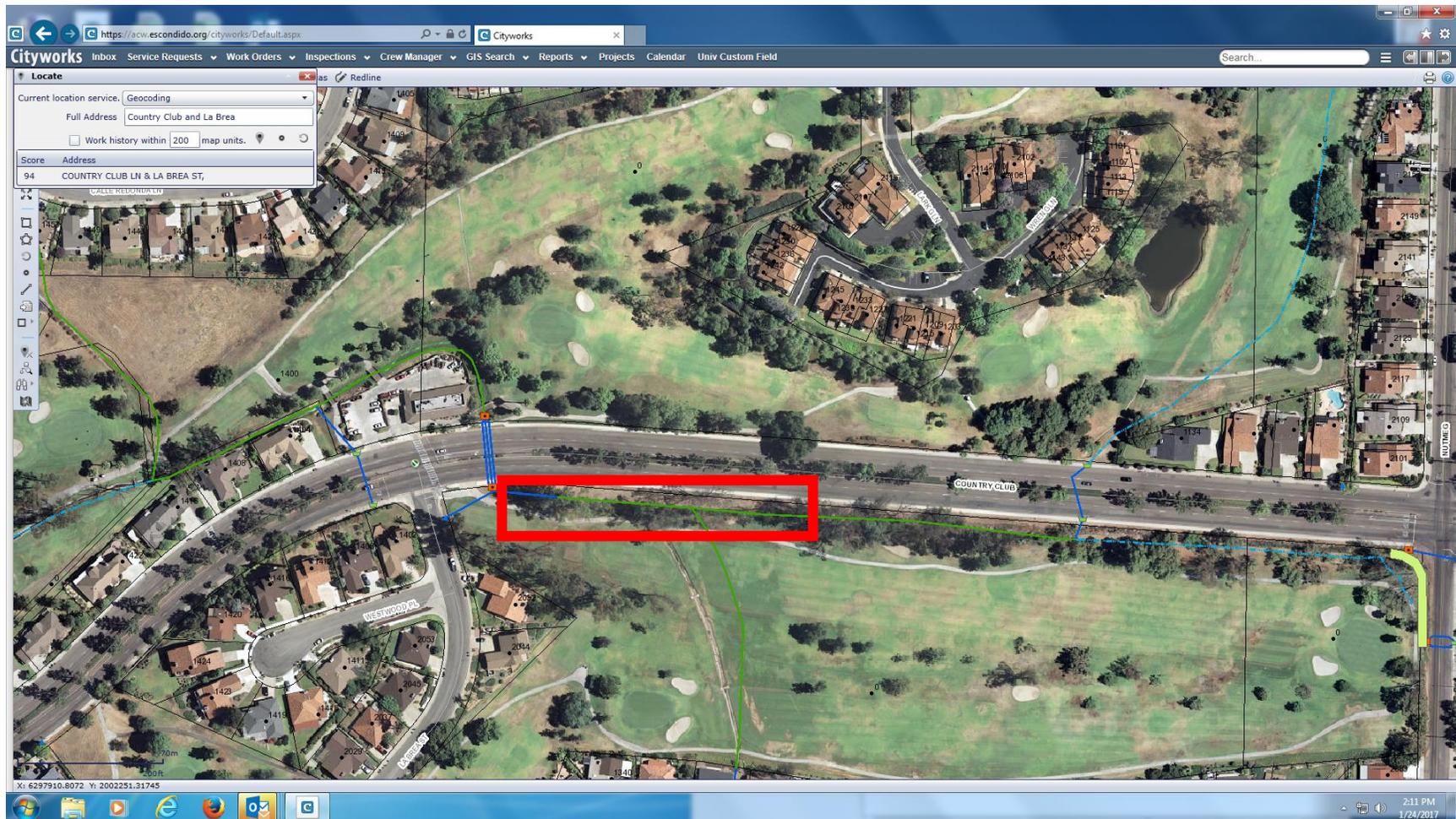
Alicia Appel

Sr. Environmental Programs Specialist | City of Escondido
O: 760-839-4528 | C: 760-215-2339 | aappel@escondido.org

Concern with unlined ditches on Country Club from Nutmeg and La Brea and the area behind the maintenance shed at the old golf course.

This area is an issue causing blockages at La Brea and the area behind the maintenance shop is slowing the flow causing the sediment to block the three pipes.

Request for property owner to clear accumulated sediment and/or vegetation in channel as necessary to restore flow and avoid further discharge downstream. See approximate area outlined in red.



From: Mike Strong
Sent: Tuesday, February 07, 2017 11:22 AM
To: 'Blackson, Kristin'; Kristin Blackson; Jason Han
Subject: FW: Country Club drainage to be cleaned of sediment
Attachments: IMG_9336.jpg; IMG_9337.jpg

FYI

Mike

From: Alicia Appel
Sent: Tuesday, February 07, 2017 11:18 AM
To: Mike Strong <mstrong@escondido.org>
Cc: Marcus Leso <mleso@escondido.org>
Subject: RE: Country Club drainage to be cleaned of sediment

Hi Mike, here are the pictures showing sediment coming through drainage channel at country club and impacting City storm drain system under the street.

Thanks,
Alicia

From: Alicia Appel
Sent: Tuesday, February 7, 2017 10:16 AM
To: Mike Strong <mstrong@escondido.org>
Cc: Marcus Leso <mleso@escondido.org>
Subject: Country Club drainage to be cleaned of sediment

Hi Mike,

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Thanks!

Alicia Appel

Sr. Environmental Programs Specialist | City of Escondido
O: 760-839-4528 | C: 760-215-2339 | aappel@escondido.org

From: Mike Strong
Sent: Thursday, February 09, 2017 5:11 AM
To: Mike Strong
Cc: Kristin Blackson
Subject: FW: [Website Feedback]: Esco Country Club

The Mayor responded to this one. Please utilize for record retention.

Mike

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Sunday, February 5, 2017 1:21 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]: Esco Country Club

Ryan Auer
Ryanauer@hotmail.com

Hello- I am a resident and really excited about the Country Club area and nature it represents. The FEMA flood areas and old golf course have become a beautiful home for wildlife and picturesque views. Please help up to further beautify this area and take pride in an excellent Escondido neighborhood. I am here to help and willing to put in hard work to show off and Spotlight this area of Escondido the jewel it is. Thanks!

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

I WANT THE R-2-7 ZONING BY THE ACRE
APPLIED TO THE EMPTY LAND KNOWN AS
THE ESCONDIDO COUNTRY CLUB. ENFORCED
TO THE STRICT LETTER OF CITY LAWS.
I'VE ENCLOSED THE FRONT PAGES OF TWO
CITY DOCUMENTS THAT I WOULD LIKE
USED IN RESPONSE TO THE PROPOSALS
MADE BY THE POTENTIAL DEVELOPER.

(Attach additional pages as needed)

Ronald L. Baccus
Signature Date 2-16-17

RONALD L. BACCUS
Print Name

1731
MICHAEL GLEN
Address

ESCO, CA, 92026
City State Zip Code
1-760-938-4624
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

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



Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

PG. 1 OF 14

November 30, 2016

Jason Han
New Urban West, Inc.
16935 W. Bernardo Drive, Ste. 260
San Diego, CA 92127

RE: Proposed Villages Specific Plan – SUB 16-0009

Dear Mr. Han:

The Planning Division has reviewed the information you provided in your submitted application and have determined the application to be incomplete. The following items must be submitted to expand/clarify your request and/or provide information necessary to analyze the impacts of the proposed project. Please contact the Planning Division to determine which items are necessary for the application to be determined complete.

A. Code Enforcement

The intent of the code enforcement process is to protect our community's environment, character, and property values. It is recognized that on occasion property owners may unknowingly violate code by taking prohibited actions, creating certain nuisances, or failing to apply for proper permits. Through this entitlement process, the Code Enforcement Division will work with the applicants and the property owner to resolve outstanding code enforcement issues and assist in achieving their resolution. Please contact the Code Enforcement Division and be prepared to submit a Code Enforcement Schedule to resolve any outstanding code enforcement violations. The Code Enforcement Schedule should document all previously documented violations (within the past calendar year); their current status (i.e. open or closed); and, if applicable, the next steps towards voluntary compliance.

B. General Comments on the Villages Proposal

1. Staff has reviewed the proposal and have the following suggestions.
 - a) Mix of Uses: Staff suggests increasing the mix and location of neighborhood serving uses (small markets, coffee shop, etc). Included in this suggestion is



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
www.escondido.org

Environmental Checklist Form (Initial Study Part II)

1. Project title and case file number: The Villages - Escondido Country Club Project Proposal
2. Lead agency name and address: City of Escondido
3. Lead agency contact person name, title, phone number and email: Kristin Blackson, Contract Planner City of Escondido, kblackson@escondido.org
4. Project location: 1800 W. Country Club Lane
5. Project applicant's name, address, phone number and email: Jason Hon, 16935 West Bernardo Dr. Suite 260, jasonh@nuwi.com
6. General Plan designation: Residential Urban I
7. Zoning: R-1-7
8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
Specific Plan as described in Attachment A
9. Surrounding land uses and setting (briefly describe the project's surroundings):
The site is surrounded predominately by a mix of single-family residential units and multi-family condominium duplexes.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

From: Adam Barker <adamdbarker1@gmail.com>
Sent: Friday, February 24, 2017 3:17 PM
To: Kristin Blackson
Cc: Mike Strong; John Masson; Kelly Barker
Subject: New Urban West, Inc. "The Villages" Proposal

Dear Ms. Blackson

We are writing you this email to express our concerns with the proposed New Urban West, Inc. (NUWI) development of the current Country Club property. We are home owners in the area who have a vested interest in ensuring that a responsible development is pursued which will add value to our community. Our concerns are as follows:

Traffic Impacts - The development of 392 family residential units will add significant traffic congestion to the surrounding area. Assuming that these homes are intended for families, most residences will have 2 cars each which will add approximately 780 new cars to the local commuting area. We are concerned that this will have a significant impact on the already deteriorating roads that the city seems to have trouble maintaining. An additional concern is the potential impact on residential roads that are not intended to act as major thoroughfares. Since there is currently only one street that has access to the south bound I-15 (El Norte), many of the new residents will need to use small residential streets as an access point to El Norte (one example is the use of Sunbury Street for access from Country Club Drive to El Norte).

Proposed Open Space vs. Useable Open Space – The NUWI proposal advertises that 40% of the current property will remain open space. However, much of this open space (approximately 30%) looks to be dedicated to drainage basins and culverts. This reduces the actual useable open space to approximately 28% of the property. We consider this to be the absolute minimum needed to act as a buffer zone between the new and existing homes. It does not allow any additional room for open space zones intended for recreation (parks, etc.).

Private vs. Public Open Space – Under NUWI's current proposal, the open space areas are planned to be privately owned and maintained by the development's HOA. Although NUWI's intention is to provide the public access to the open space areas, we have heard of no guarantee or zoning restrictions that ensure that these areas would remain available to the public in the future. Should the HOA decide in the future to restrict access to these open space areas, it would have a significant impact on the surrounding community.

Housing Density - Although NUWI advertises that the current housing density is consistent with the surrounding community, we are concerned that that the proportion of the proposed lot sizes do not match the proportion of the lot sizes in the surrounding community. For example, although NUWI's plans did include some 7,000 square foot lots, the majority of the lots seem to be 2,500 square feet. Looking at the surrounding lot sizes, the majority seem to be around 7,000 square feet with some additional lots around 2,500 square feet. This disparity in housing density will have a significant impact on the visual aesthetics of the community, add noise and light pollution, and add strain on the city's current infrastructure. NUWI's plans do not address how these issues will be mitigated, or who will pay for the upgrades that will ultimately be required for the city's current utilities and infrastructure.

If you have any questions on our concerns noted above, please feel free to contact us. Thank you for your time and consideration.

Adam & Kelly Barker
909-967-0320
1874 Sunbury St.
Escondido, CA 92026

THE VILLAGES
Case No. ENV 16-0010, SUB 16-0009
NOTICE OF PREPARATION PUBLIC REVIEW PERIOD
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CITY OF ESCONDIDO
ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CA 92025

392 is Too Many and here is why. Feb. 21, 2017

Respectfully submitting the most important reasons why 390+ residential units in the Country Club Open Space and former golf fairways are just too, too many.

1. TRAFFIC: Traffic is currently a great concern and danger in our Community. Country Club Lane is used by many drivers, East of Center City, past Ash Street in the early morning as a short cut to avoid El Norte Parkway to connect to West 78, and areas in San Marcos, via Woodland, to employment centers. The traffic is heavy and fast starting before 6 a.m. to 9:30, twice per day.
2. 390+ houses will require the protection and services of the police, fire, schools and utilities. The increase on tax revenue to the City will still not be enough to support the demand. So tax increases will have to be increased to all of owners.
3. The value of our homes, especially around the golf grounds, has lost an average of \$25,000 to \$50,000 in value. The values will continue to decline with the traffic, noise, etc.
4. The Better and Best use would be for a Senior Housing Development of up to 250 Units on the
5. West side of Country Club Lane, between Nutmeg and La Brea. This area is close to churches, fire station, and quick access to Center City and the Freeway. A Senior project requires less traffic and City Services.
6. Keeping the golf course and remodeling the club house, with a hospitality/retail component open to the public, would create streams of income to the owner and needed services for the public. Plus the ducks, birds and current living creatures in the open space would not be displaced. This project would be very profitable, easier to construct and will add income and value for decades to the owner's property.

Maia Bowman
Signature
2/21/2017
Date

Maria Bowman
Print Name

1756 Horraine Pl
Address

Escondido CA 92026
City State Zip Code
760-743-0577
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

From: Mike Strong
Sent: Thursday, February 09, 2017 5:24 AM
To: Cbrenner1948@gmail.com
Cc: Bernadette Bjork; Kristin Blackson
Subject: RE: [Website Feedback]: New Urban West ROCC

Carolyn

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 4:21 PM
To: Mike Strong
Subject: FW: [Website Feedback]: New Urban West ROCC

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Tuesday, February 7, 2017 3:45 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]: New Urban West ROCC

Carolyn Brenner
Cbrenner1948@gmail.com

This morning's UT article highlights the issue of developing the Country Club. I am in favor of the plan put forth by NUW and urge you to move forward ASAP. ECCHO DOES NOT speak for me

Carolyn Brenner
1826 Burlington Place

From: Mike Strong
Sent: Thursday, February 09, 2017 5:23 AM
To: Kristin Blackson; Bernadette Bjork
Subject: FW: [Website Feedback]: Escondido C C Area

From: Mike Strong
Sent: Thursday, February 09, 2017 5:22 AM
To: cbrenner1357@yahoo.com
Subject: RE: [Website Feedback]: Escondido C C Area

Charles

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.

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Thank you.

Mike Strong
Assistant Planning Director
City of Escondido

From: Bernadette Bjork
Sent: Tuesday, February 07, 2017 2:48 PM
To: Mike Strong
Subject: FW: [Website Feedback]: Escondido C C Area

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]

Sent: Tuesday, February 7, 2017 2:02 PM

To: Sam Abed <sabed@escondido.org>

Subject: [Website Feedback]: Escondido C C Area

Charles Brenner

cbrenner1357@yahoo.com

Mr Mayor and City Council

ECCHO does not speak for me. I want the area to be developed. I am tired of the mess the former CC has turned into.

thank you

From: Ronald Brezic <ronaldjbrezic@yahoo.com>
Sent: Saturday, February 11, 2017 2:41 PM
To: Kristin Blackson; Sam Abed; John Masson; Michael Morasco; Ed Gallo; Olga Diaz
Subject: New Urban West Proposal

I writing again with my concerns involving the New Urban West development proposal for the Escondido Country Club property. First of all I'd like to express my displeasure with our past and/or present elected officials of Escondido who performed a redistricting effort many years ago and didn't take into account the country club zoning which should have been designated as open space and I believe that was part of their job. Then when more than 60% of the citizens of Escondido voted against a proposed development, voting for an open space area – the city again let the citizens of Escondido down by not challenging the judge's verdict! There is enough history from the original 1960's resolutions that supported the open space for this property and I believe the city should have challenged the courts decision.

I'm also very disappointed with the NUWI proposal for 392 homes which are all two story single family and 13 multi-family homes. My first concern is that the multi-family homes do not conform to the current R-1-7 zoning which must be enforced because there aren't any special circumstances such as extreme topography, drainage or unusual shapes existing which would allow the planning commission to authorize an exception to the minimum lot area. Also the proposal for all two story homes does not fit into the existing country club area because there is approximately 1 existing two story to approximately 25 single family homes or more (approximation only) in the surrounding area – this development would really create an eyesore for Escondido and needs to be rejected due to many zoning issues.

There should also be a density study, paid for by the developer and the final results should be posted for public access. The density transfer from the 1960's resolutions (and on) must be calculated for every existing development (approximately 29 existing developments) around the golf course property. Those original commitments for open space made between the original developers and the city must be enforced making less of the golf course property available for development – probably allowing a maximum 100 to 150 homes.

Some other important factors which need to be considered are;

1. Traffic control from a large development could make travel dangerous without additional traffic lights on several streets, plus additional turn lanes on Nutmeg/EI Norte Parkway and those lanes entering route 15 from EI Norte Parkway.
2. Roads around the golf course will also require repaving due to construction traffic.
3. Drinking water and water pressure requirements could be an issue to surrounding homes?
4. Possible updating of existing city waste water treatment facilities and storm water drains would be required to handle the new development?
5. Approximately half the golf course property is a flood zone – any grading might impact surrounding homes or homes downstream from the proposed development.
6. The water shed from homes is drastically different from rain falling on open spaces which adds to the flood zone issues, both in the ECC area and downstream neighborhoods.
7. I'm sure there are numerous additional issues which need to be investigated before any development is proposed and/or approved. The city needs to continue to be 100% transparent with any proposal.

Hopefully the city of Escondido will keep all the citizens of Escondido informed about any progress concerning this proposal and any other proposal in Escondido – transparency is important.

Thank you,
Ron Brezic
David Drive Resident on ECC.

From: Ronald Brezic <ronaldjbrezic@yahoo.com>
Sent: Saturday, February 11, 2017 2:48 PM
To: Sam Abed; John Masson; Michael Morasco; Ed Gallo; Kristin Blackson; Olga Diaz
Subject: ECC Property

To all our city officials,

I felt it was important to send you this link about golf course closures. Michael Schlesinger, his team and New Urban West are not doing the city or the citizens of Escondido any favors by attempting to develop the Escondido Country Club property, they are only interested in making a good profit! Please take the time to read this article. NUWI is an extension of Schlesinger and the city of Escondido needs to be extremely careful, the citizens of Escondido are depending on you and your judgement - please don't let us down.

Thank you,

Ron Brezic

Escondido Country Club

As-it-happens update · February 10, 2017

NEWS

[Developer has earned a reputation as 'a bully'](#)

Camarillo Acorn

"We are dealing with a man who is a bully, who tries to intimidate people," said the president of the **Escondido Country Club** Homeowners Assn., in a ...

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

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

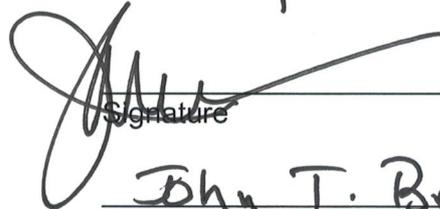
PUBLIC SCOPING MEETING COMMENT SHEET

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

WRITTEN COMMENT FORM

I moved to this neighborhood in 2003 after years of deciding where to settle. I moved here as a member of ECC. Now I live in a neighborhood of dead fields. There are too many cars now in our neighborhood - walk if as I do in the AM & PM. Where are you going to put 1000 more cars?!?! We need speed bumps on Country Club Dr. Too many homes are proposed because land owner arbitrarily valued property at \$100,000,000 although it sold previously for (under) \$1,000,000. Don't allow the greed of the land owner to ~~ruin~~ ruin our place of refuge

(Attach additional pages as needed)

 2/14/17
Signature Date

John T. Brown
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

1720 Frestone Dr.
Address
Escondido, CA 92026
City State Zip Code
760 594-9001
Phone Number

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

From: John Brown <johnbrown1228@cox.net>
Sent: Tuesday, February 14, 2017 10:09 AM
To: Kristin Blackson
Cc: Mike Strong; John Masson; Sam Abed
Subject: The Country Club Neighborhood
Attachments: CCF14022017.pdf

Dear Ms. Blackson,

It is a travesty as to what has been done to my neighborhood. Here is an articulation of same

John Brown



From: suebuehler1 <suebuehler1@att.net>
Sent: Thursday, February 23, 2017 8:06 PM
To: Kristin Blackson; Mike Strong; Sam Abed; John Masson; Michael Morasco
Cc: Sam Abed; John Masson; Michael Morasco; Ed Gallo; diaz@escondido.org
Subject: Resident input on Escondido Country Club plan proposal by NUW

Ms. Blackson, Mr. Strong, and City Council members,

My husband and I have been Escondido residents since 1971, living in the east part of town until 1991 when we bought our home here at 1788 Pinehurst Ave. We worked many years to be able to move into this lovely neighborhood. We moved here to have a peaceful, safe, serene life in a friendly, uncrowded area. We weren't golf members but loved the open space. Later as our family grew to include grandchildren we became pool members at the Club. Our grandkids still remark of how much they miss going there. That's exactly what we had until a greedy man from Beverly Hills came to town.

Here's why my husband and I so adamantly oppose this plan. Nothing has really changed since the developer came to town. He still pulls the strings, just under the guise of another company. His original plan called for over 600 dwelling units. I think he came to realize, once our neighborhood banded together, that wouldnt fly so then he pared it down to perhaps 450. However, our group never got assurance, as he never wanted our input or real communication. Now he has allowed NUW to come in and pretend to care about what we think. Yes, they had neighborhood meetings. I have been very involved since the beginning of this calamity and not once at any meeting have I heard any resident say that **392** dwelling units on small row house lots would fit the nature of this area. Oh, and not to mention 2 story units that would stick up like look out towers, as you can see on the maps. At the supposed input meetings their rep took detailed notes, or so it seemed. Not at any time did our group express any suggestion of high density housing being a good fit for the area.

Here's the truth about our concerns and others. We have expressed concerns about the issues of traffic, water usage, safety, and school overcrowding. Traffic is already impacted from cars cutting through from Center City to El Norte to get to San Marcos and the University. At times the speed of these cars is 45 mph, posing danger to residents walking or driving along Country Club. Their plan does not efficiently solve the traffic issue, especially when you consider the added traffic the plan proposes. With almost 400 more dwelling units the already overburdened schools will not accommodate more. I worked for the district so I know this subject well. I also am concerned with all the live oak trees being protected and any endangered species possibly living on the property. Drainage is extremely sensitive too. When we first moved here we were required to have flood insurance. The drainage hasn't changed and water still pools and floods in areas on the old course. I hope you truly consider all of these red flags before allowing this treasured historical area of Escondido to be overrun with prison guard look out towers, more traffic congestion, and possible environmental problems to spoil it.

In my opinion, the solution is to build smaller units on lots that fit within the already existing area, and zoning. Bottom line is **392** is too many, too close, and too tall. By the way, their claim that seniors will buy them is bogus. Not one senior I know wants to climb stairs. They will be bought by one or more families, especially if they are high priced. Remember the man from Beverly Hills objective is to make more than a fair market. He bought for a song and wants to make more than fair.

Some of these objections I have expressed may seem like personal feelings. They are just that. Answer these questions for me. Do you like or love where you live? If it were to be drastically changed adversely from what you moved there for, how would you feel? Even better, would you want to live in my neighborhood on the

perimeter of the old course after the lookout towers are built? How about after traffic becomes unbearable and the school district wants more tax revenue or another bond passed? This project could eventually impact more than just our Country Club area.

Lastly, I want to express how grateful I am that you will read and really digest the concerns my husband and I along with so many Escondido residents have. Please remember that our first priority from the beginning has been to keep our community safe and as open spaced as possible. The City Council agreed with us at the time and later over 60% of Escondido resident voters agreed with us. Allowing **392** towers, more traffic, and already burdened schools to be impacted is not appropriate for this area. The plan needs to be reduced in number and size. All of the issues stated need to be completely addressed.

In conclusion, as the Planning Dept. please help insure a good fair plan, not one that only benefits one man's greed. As the City Council, please listen to your constituents.

Thank you for your consideration,
Mrs. Susan Buehler and Mr. Robert Buehler
1788 Pinehurst Avenue
Escondido, 92026

Written and sent on 2/23/2017

Sent from Samsung tablet.

From: william cloney <dbclo@cox.net>
Sent: Thursday, February 23, 2017 3:08 PM
To: Kristin Blackson
Subject: golof course development

There is not need for more housing in our area. Highway 78 and 15 are already overcrowded as are some of the surface streets, and also our schools.

Thank you for your consideration.

Adella CLONEY

February 20, 2017

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

RE: Additional Comments Concerning Environment Impact Report for the Escondido Country Club Proposed Project by New Urban West Inc. (NUWI) The Villages (Case No: ENV 16-0010: SUB 16-0009)

Dear Ms. Blackson:

Thank you and other members of the City of Escondido's Planning Department for meeting with concerned citizens last Monday night as part of the Public Scoping meeting on the above-referenced project. I am sending you this follow-up letter concerning the above-referenced EIR as it relates to the Public Scoping Meeting.

I noticed on the City's website concerning this project that E-Newsletters and project handouts are subject to project need or interest. I would be interested in reviewing the City of San Marcos and The Army Corp of Engineers comments on this EIR. Will they be made available for the public to review?

While at the Scoping Meeting, I met a gentleman who was speaking with Mike concerning a landfill off of Sleepy Hill Lane and David Glen. These streets are part of the country club neighborhood on the northwest side of the country club property.

There is a City of Escondido file referenced as "Mitigated Negative Declaration", Case No. ENV 10-0005, Benton Burn Site Remediation Project, date Issued: August 15, 2011. I researched this and found that there was a landfill site remediation report that was completed in 2011 by the City of Escondido's Planning Division.

Since I am not familiar with planning departments' research methodology, would this matter have been discovered by the City as part of the EIR report if the resident had not brought it up during the meeting? What resources is the City using to thoroughly investigate any instances such as this that might adversely affect any plans to development the country club property?

The resident's concern centered around the past history of flooding at the country club property. The water from the Benton landfill channel situated within a recognized flood plain runs down David Glen to David Drive and then down to the country club property, flooding the northern end. It is a known source of water for the detention pond on the property behind the clubhouse.

A Post-closure Monitoring and Maintenance Plan for the Benton burn site has been instituted by the City of Escondido to address long-term monitoring and maintenance to ensure that the cap remains in good condition to limit toxic exposure to humans and the environment. To me, this suggests that there on-going concern with the site relative to its long-term effects on the neighborhood given that it is in a recognized flood plain area.

The Mitigated Negative Declaration included concerns about the potential of California gnatcatcher breeding grounds at the landfill site. I would recommend a similar survey for the country club property due to its close proximity to the landfill as well as having locations on the course where coastal sage scrub is likely present. Because the Benton landfill's sage scrub was destroyed in the remediation effort, the country club property is likely to have provided the gnatcatcher another breeding habitat, if it was not one prior.

I did notice that the Benton Burn Site Remedial Action Project on Cultural Resources is deemed confidential and not appropriate for public distribution. This leads me to reason that Native American or other archeological artifact(s) were found during the remediation process because the location of an archeological site or sacred lands is exempt from public disclosure. The location of these artifacts were most likely discovered during the grading and excavation of burn ash-containing waste. Again, due to the close proximity of the country club property to the burn site, it is reasonable to assume that Native American artifacts may be present at the country club property as well. The migration of Native Americans, especially the Luiseño, has been documented from the coast to Escondido. Natural water resources critical to survival were the driving force of such settlements. Since 1988 when the City of Escondido was founded, NW Escondido was agricultural resource with either citrus or avocado groves which again prospered due to the existing water sources. When the country club property was landscaped for golf operations in the 1960's, the property underwent little grading or excavation procedures because the land was primarily flat with some hills. The property has 2 existing underground wells on site which again speak to the potential of settlement by Native Americans.

Grading with heavy earth moving equipment will ruin any artifacts on the surface layers and in the layers below given the depths of the predetermined excavation of the 850,000 CY of infill for this project. I believe that not only are there Native American artifacts; but, paleontological resources as well.

Again, I would hope that these potentially significant EIR impacts will be reviewed and a full CEQA review will ensue to protect these windows into our past and our quality of life going forward.

Sincerely,

Mary Coffey
1855 Burlington Pl.
Escondido, CA 92026

Scoping Meeting, City Planning Department
February 13, 2017

1. New Urban West is making a great deal about how the new homeowners will be taking responsibility for the amenities (hiking trails, etc.) and that these amenities will be open to the general public. In my opinion, once the houses have been built and sold, the developer is out of the picture and the HOA is in complete control. In my experience, I have not known any HOA to allow the public to use any facilities paid for by members of the HOA. Can New Urban West guarantee that for the next 50 years the new homeowners will be totally responsible for maintaining the publicly used amenities and there will be no fallback on existing owners or the City of Escondido?
2. When the golf course was a golf course, there were people who would cut through the golf course homes to access Cortez Avenue and then to El Norte. This was due to the fact that these homes were built without fences, an open community. Can you let us know whether New Urban West (or whoever develops this land) is planning on installing fencing around the property perimeter so that there is some security for the existing homes especially as this will become public hiking trails. Another thing to be considered, if these hiking trails are opened up to the public, will there be parking lots for the users and who will be responsible for that? The HOA or the City?
3. According to the plans submitted by New Urban West, there will be condominiums and town homes built as well as the single-family homes. Why are these condos not mentioned in all the New Urban West literature, or drawings shown of how they will look and be crammed into our backyards?
4. New Urban West has said that they have met with the ECCHO board and had many community meetings when this, in fact, is not true. There is a small gaggle of new residents who do not know the history behind the attack of Stuck in the Rough and seem to think high density housing on the former golf course will improve the neighborhood. 392 homes is too many! The streets, schools, utilities, etc. cannot handle that much of an increase in this neighborhood.

Respectfully,
Terence and Carol Collins
1853 Cortez Avenue
Escondido, CA 92026
760 480-7201

From: Alan Colton <pccaafc@juno.com>
Sent: Friday, February 17, 2017 5:43 PM
To: Kristin Blackson
Subject: OPPOSITION TO COUNTRY CLUB BEEHIVE DEVELOPMENT

Dear Sir,

The other day at the developer's presentation I wrote some input regarding my feelings about the development. However, after a few more days of reflection, I struggle even more with the developers plan. I live right above the golf course on Calle Redonda Ln. I have lived here for the past 13 years. Of course, I enjoyed living on a golf course although that was not the reason I bought our home. However, now that I realize how many houses and how small the parcels of land will be for each home I realize that this will change the total presentation of our neighborhood. I believe the bulk of lots will be 2300 sq. ft. or less. Plans are not for individual yards essentially, but expecting the use of green space supported though HOA fees to be their front and back yards. A representative of the developer even pointed out that their presentation already had changes so that their plans now call for entrance to one section of Village 2 to be from Gary street and not from Country Club. This makes me wonder how many other changes are planned that were not presented.

If the developer is allowed to turn our neighborhood into basically condos though he refers to the bulk of them as houses, this will have a big impact on traffic and the value of our homes. Yes, our neighborhood does have condos already, but they probably make up only 10 per cent of the immediate neighborhood.

392 homes will bring 500-700 more cars and much heavier traffic on Country Club and Gary. At one time, I heard a number around 267 homes being planned even though rumor had it that they were asking for consideration of only something like 4000 sq. ft. lots per home rather than an average of 7000. I know that homes will eventually be built on this land; our hopes of turning the golf course into something else including green space were only wishes. However, I beg of you to consider our neighborhood, value of our homes, traffic problems and pointing the developer towards homes that favorably compare with the homes around the Golf course. When I walk around my neighborhood I see homes mostly like mine. Even the condos blend with their surroundings. When I travel East on Country Club past the freeway, I am suddenly confronted with multiple apartments and condos. I fear our neighborhood will one day look the same if you support the plan of this developer.

Thank you for considering the issues I have presented.

Alan and Patricia Colton
1425 Calle Redonda Ln
Escondido CA 92026
760-294-3612
pccaafc@juno.com

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Dear Ms. Diaz,

Please include the White Paper prepared by ECCHD in the public record & consider its terms in the course of reviewing the country Club project

Please note the original lots for some homes on the golf course were reduced from 7,000 sq ft to 2,000 because the golf course afforded an open space element.

Please consider an alternative plan to the 392 homes presented by Michael Schlesinger and New Urban West.

Respectfully,
Anne Sanchez
Sunbury St.
Escondido, CA.

Dear Mr. Gallo,

Please include the White Paper prepared by Eccto in the public record & consider its terms in the course of reviewing the Country Club project.

Please note the original lots for some homes on the golf course were reduced from 7,000 to 2,000 in size because the golf course afforded an open space element.

Please consider an alternative plan to the 392 homes presented by Michael Schlesinger and New Urban West.

Respectfully
Anne Sanchez
Sunbury St. Escondido

Dear Mr. Morasco,

Please include the White Paper prepared by ECCHO in the public record & consider its terms in the course of reviewing the Country Club project.

Please note the original lots for some homes on the golf course were reduced from 7,000 to 2,000 in size because the golf course afforded an open space element.

Please consider an alternative plan to the 392 homes presented by Michael Schlesinger and New Urban West.

Respectfully,
Anne Sanchez
Sunbury St.
Escondido

Dear Mr. Abed,

Please include the White Paper prepared by ECC HO in the public record & consider its terms in the course of reviewing the Country Club project.

Please note the original lots for some homes on the golf course were reduced from 7,000 to 2,000 in size because the golf course afforded an open space element.

Please consider an alternative plan to the 392 homes presented by Michael Schlesinger and New Urban West.

Respectfully,
Anne Sanchez
Escondido

My name is Paula McFadyen,

I from the Barcelona Homeowners Association across the street from the old Escondido CC.

I am on the Board in charge of the Gardening & Maintenance.

My main concern is the storm drain that comes through our complex. During the recent rains, we have

experienced high levels of water flowing through our swell. Our Swell is only 3 feet wide and 2 feet

deep. with the recent rain's, it reached approximately 10 feet wide and 4 to 5 feet deep. This is a very

problematic situation that we have right now with flooding. I could only imagine when 339 homes are

built on the CC property how much more water and debris will be washed down through our Swell.

I hope that this storm drain can be either redirected or rebuilt to handle the additional capacity to

prevent our homes from being flooded in the future.

I have taken pictures of the swell before the rains so that you could see how wide and deep the swell really is. I also have pictures & video of the recent rains to show how much it over flowed.

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. *With the change to Village 3 accessing nutmeg it will be even harder to get out on La Paloma & increased parking on nutmeg will make it more dangerous*

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

Meredith p. 1

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

Are our schools ready for the increased population,

My name is Paula McFadyen,

I from the Barcelona Homeowners Association across the street from the old Escondido CC. I'm in charge of the Gardening & Maintenance.

My main concern is the storm drain that comes through our complex.

During the recent rains, we have experienced high levels of water flowing through our swell. Our Swell is only 3 feet wide and 2 feet deep. with the recent rain's, it reached approximately 10 feet wide and 4 to 5 feet deep. This is a very problematic situation that we have right now with flooding. I could only imagine when 339 homes are built on the CC property how much more water and debris will be washed down through our Swell.

I hope that this storm drain can be either redirected or rebuilt to handle the additional capacity to prevent our homes from being flooded in the future.

I have taken pictures of the swell before the rains so that you could see how wide and deep the swell really is. I also have pictures & video of the recent rains to show how much it over flowed.

February 3, 2017

To whom it may concern:

My name is Lena E. Bishop. My address is, 2052 La Brea St., Escondido, 92026.

The location of my home is on the corner of La Brea St. and Country Club Ln., and my property abuts the golf course property on two sides (north and east). I have lived at this address for almost 25 years.

I have two concerns. #1 is the value of my property. If the value is lowered because of how the adjoining property is developed, I have no way to recoup my losses. I am 84 years old now and had a 30 year career with a local utility company and prepared for my retirement years. To live independently, without a burden to my family, was always my goal. All of this worry has caused a great deal of stress in my life.

#2 is the traffic increase. In the 25 years that I lived at this location, traffic on Country Club Ln. has tripled. Because I was curious about that, I counted traffic one late afternoon. At my corner is a three way stop. Between 4:50pm and 5:00pm, I counted 115 cars going through that intersection, in just 10 minutes. Country Club Ln is a shortcut between I-15 and Hwy 78. This is a residential neighborhood for goodness sake. Most of the time the cars do not stop for the stop sign. This amount of traffic happens morning and afternoon. The rest of the day traffic is heavy, for a residential area, but less than peak hours. At night, cars race from my stop sign to the next one which is at Nutmeg and Country Club Ln. I have installed double pane windows to shut out some of the noise. But my concern is the safety feature. I am not against growth but I am against density and two story houses and condo's will not fit into this already established neighborhood.

When my husband and I bought this property in 1992, it was a beauty place to live. He was a golfer and enjoyed the amenities, but I have been a widow now for almost 20 years. However I do still maintain my property in a way that is an asset to the adjoining properties.

I do thank you and appreciate your time and concern about my neighborhood.

*Signed,
Lena E. Bishop*



February 8, 2017

Kristin Blackson
Escondido Contract Planner
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!

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, prominent "R" and "K".

Ralph Kosoff

1541 David Drive

Escondido, CA 92026

ralph.kosoff@cox.net

760 746-7500

February 8, 2017

Ms. Kristin Blackson, Contract Planner
City of Escondido – Planning Division
201 N. Broadway
Escondido, CA 92025

RE: The Villages Development Proposal – Formerly the ECC

Ms. Blackson,

Should the City of Escondido approve the Vesting Map for 392 homes as proposed by New Urban West, it will dramatically impact the quality of life for both current and future residents of the Escondido Country Club area and not for the better.

First - Traffic: I live on West Country Club Lane and experience excessive traffic right now during the peak commute times as drivers take a short-cut to/from San Marcos through our community. There have been times when I have to wait for the traffic signal at Center City Parkway to turn red before I can safely exit my drive in the morning and I live almost ½ mile from that intersection. Then once you try to enter El Norte Parkway at Country Club and go west, traffic is so backed up I have to wait for one or two signal changes. If the massive NUW housing project is approved, it will add a minimum of 2400 trips a day---no one should have to live with that congestion.

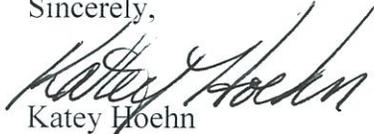
Second - Air Quality: There will be a significant increase in emissions with all of the additional traffic, let alone the vehicles idling for extensive periods of time during congested commutes. Then you factor in the heavy equipment diesel emissions during the construction (estimated at 5 years for 392 homes), the carbon footprint will far exceed that allowed under recent landmark court decisions. The Air Quality and Green House Gases arguments against this development are innumerable.

Third – Neighborhood Compatibility: The vast majority of the existing homes in the area are single-story, single family residences. This development project needs to be completely redesigned to make it substantially smaller and, as an infill project, match the existing architecture & landscaping to the degree possible. With 392 two-story homes and condominiums it will be too large and too intense for the community. Further, in virtually all of the “kitchen table” meetings facilitated by NUW representatives in our homes, it was stated that they wanted to be “good neighbors and become part of solution”. The focus would be on one-story, single family homes. There is not a single one-story home in the plan as submitted. We were very optimistic originally, but now realize they met with us strictly for PR purposes, totally ignoring our input.

As a homeowner in the ECC area for 20 years and owning a home on the golf course itself, I implore you to consider the history of the community and the mistakes made when approving the last General Plan in 2012. The golf course property was never intended to be developed; it was always to be an open space.

If after a thorough review of the density agreements and land transfer documents, there is room for limited development on the property, then I ask you to maintain the existing zoning of R-1-7.

Sincerely,

A handwritten signature in cursive script, appearing to read "Katey Hoehn".

Katey Hoehn
1110 W. Country Club Lane
Escondido, CA 92026
(760) 738-2011

2/9/17

Re: City Hall Planning Dept.
Meeting

I would like to briefly state my objections as to the n-u-m-b-e-r of homes proposed being built on the old ESCONCINO Golf Course.

I live in the immediate neighborhood & have done so for the past 28yrs.

I feel as do many people the resulting effects would be -

1. TRAFFIC
2. NOISE
3. ROADS (We already have far too many unrepaired potholes)
4. AIR POLLUTION

I feel approval would show very little concern for those living in the area.

Barbara A. Day
1846 Burlington Pk.
Est. 92026

February 11, 2017

City of Escondido – Planning Department

Re: The Villages Development Plan

Having read the City of Escondido's Environmental Checklist Form related to the Villages Project, issued on January 25th, 2017, I take issue with the references on Page 19 referring to the fact that this project would have insignificant impact. This is in direct conflict with the July 2014 Thirty-Day Report issued by the Assistant City Planner wherein he stated that the flood danger was extreme.

I live on the former golf course, just west of Nutmeg, north of Country Club Lane and south of Gary Lane. For those familiar with the Escondido Country Club golf course, I live on the fairway of Hole #10. The property behind my home floods with any significant rain—the runoff from the mountain to the north and Gary Lane creates a turbulent river that flows through the fairway until it reaches a concrete culvert just north of Country Club Lane. The drainage pipes located underground are incapable of handling the excessive runoff. It takes a week after the rain ends before you can walk out on the course without sinking into the mud where the runoff river was. It is a flood plain and should never be built upon.

Further, when researching flood plains within the northwest region of Escondido, I discovered a map on the FEMA website that identified the property behind my home as a flood plain and following my internet search, I had two different insurance companies contact me offering to sell me flood insurance based on the location of my home, using just my address. They even offered government subsidized rates as I was living within a FEMA identified flood plain.

The vesting map submitted by New Urban West includes building homes in the flood plain behind my home as part of Village 2, the Craftsman Series. I ask you to please require a comprehensive Environmental Impact Report as the addition of these homes with additional hardscape (streets, sidewalks, etc.) will only add to the runoff and increase the flooding potential for everyone in the immediate area, let alone the new homeowners.

Sincerely,



Katey Hoehn
1110 W. Country Club Lane
Escondido, 92026
(760) 738-2011

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

Please see attached.

(Also emailed to City Council)

(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

Gail Westwood
Signature Date *2/12/17*
Gail Westwood
Print Name
2258 - 6th Ave
Address
San Diego CA 92101
City State Zip Code
619-234-8445
Phone Number

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

We own a home located on West Country Club Lane and have patiently awaited some kind of fair resolution to the home owners in the area. 392 additional units in that area is ludicrous. It is unfathomable that the City would entertain a building project similar to the Harmony Grove project built by New Urban West. The idea NUW is promoting that "existing homeowners would have access to any amenities" is laughable given how HOA's operate.

The area is already traffic challenged.

The homeowners have already lost value in their homes.

The homeowners (voters) have had to put up with the childish, time consuming, costly antics of Michael Schlesinger for way too long.

It's time for the City of Escondido and it's representatives to *protect what use to be the jewel of the City* and do the right thing: tell NUW their proposed development does not meet the high standards of Escondido.

Respectfully submitted, Gail and LeRoy Westwood

February 12, 2017

To: Sam Abed, Mayor

Re: Construction of dwellings @ ECC

We live on the 16th fairway of the old ECC. We are very concerned with the plan submitted by the new owner of this property. We would like to submit a few areas of concern.

1. Comparable housing equal to existing residents at each of the separate locations.
2. Environment impact is extremely important. Complete investigation prior to construction.
3. Traffic congestion during construction and after completion . Necessary extra lanes because of increase population, especially to RT78 and I15.
4. Proposition H. Another example of an attorney (judge) overriding the vote of the people. Nothing has changed in this NEW plan except for a few less dwellings.
5. Proper drainage and maintaining of existing lakes, ponds and water ways throughout the new development areas.

These are just a few but please be diligent and listen to our residents regarding this venture.

Sincerely,


Allen & Barbara Waite, 1850 Firestone Drive.

February 12, 2017

To: John Masson, Deputy Mayor

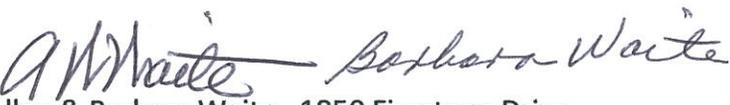
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Sincerely,


Allen & Barbara Waite, 1850 Firestone Drive.

February 12, 2017

To: Mike Morasco, Council Member

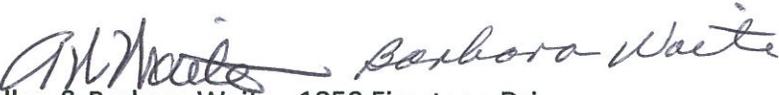
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These are just a few but please be diligent and listen to our residents regarding this venture.

Sincerely,


Allen & Barbara Waite, 1850 Firestone Drive.

February 12, 2017

To: Ed Gallo, Council Member

Re: Construction of dwellings @ ECC

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These are just a few but please be diligent and listen to our residents regarding this venture.

Sincerely,


Allen & Barbara Waite, 1850 Firestone Drive.

February 12, 2017

To: Olga Diaz, Council Member

Re: Construction of dwellings @ ECC

We live on the 16th fairway of the old ECC. We are very concerned with the plan submitted by the new owner of this property. We would like to submit a few areas of concern.

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5. Proper drainage and maintaining of existing lakes, ponds and water ways throughout the new development areas.

These are just a few but please be diligent and listen to our residents regarding this venture.

Sincerely,

Handwritten signatures of Allen and Barbara Waite in cursive script.

Allen & Barbara Waite, 1850 Firestone Drive.

February 12, 2017

To: Kristin Blackson, Contract Planner

Re: Construction of dwellings @ ECC

We live on the 16th fairway of the old ECC. We are very concerned with the plan submitted by the new owner of this property. We would like to submit a few areas of concern.

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These are just a few but please be diligent and listen to our residents regarding this venture.

Sincerely,

Handwritten signatures of Allen Waite and Barbara Waite in cursive script.

Allen & Barbara Waite, 1850 Firestone Drive.

February 13, 2017

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

RE: Comments Concerning Environmental Impact Report for the Escondido Country Club
Proposed Project by New Urban West Inc. (NUWI) The Villages (Case No: ENV 16-0010; SUB 16-0009)

Dear Ms. Blackson:

I have reviewed the City's Notice of Preparation and Notice of Public Scoping Meeting dated January 25, 2017. I wish to address issues that are of concern to me as a homeowner in the Escondido Country Club neighborhood concerning this Environmental Impact Report.

Per the City's Report on "The lakes Specific Plan" Initiative, I would like to repeat a relevant CEQA section concerning the country club property that I believe also applies to the NUWI proposal since it is essentially a redraft of Prop H minus 38 homes.

- In addition to the City's retention of full discretionary land-use authority over any proposed redevelopment of the Country Club property, any such development would be subject to full environmental review under the California Environmental quality Act ("CEQA");¹

1. Aesthetics:

The Agenda Report for the May 26, 1981 Planning Commission meeting, noted that 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." (City's Report 7/23/14) The General Plan stated the Country Club property was *a low density residential classification*. NUWI's 392 homes will not be consistent with this premise and will conflict with existing aesthetics and policies in place during the build out of the country club property which relied on the golf course's continued existence as open space offsetting the impact of housing on smaller lots.

The reduction of available open space from 110 acres to 46 acres or a reduction of 42% of open vistas will result in "land-locking" existing residents by eliminating their green space views with high density 2 story housing. This valuable open space is a resource that everyone can enjoy;

¹ City of Escondido Report On the Initiative Measure to Adopt "The Lakes Specific Plan" dated July 23, 2014, pg. 7

not just the homeowners. The scenic vistas envisioned during Royston's build out in the 1960's will be severely diminished, if not eliminated altogether.

"The open vistas and viewsheds associated with the golf course establish a community character and aesthetic quality for the neighborhood that provides a unique scenic resource for the entire city. In addition to home sites directly bordering the golf course are adjacent residences that, either by association or orientation, were developed in such a manner as to relate to and benefit from proximity to the golf course. This included orienting home site view corridors toward the golf course and/or providing vehicular access around and through golf course links, as well as permitting golf carts on public streets to strengthen the entire community's connection with the Escondido Country Club."²

In his 2016 Town Hall meeting, Mayor Abed said that he was not in favor of Schlesinger's 270 home project because he "is not in favor of more density; but, more open space and more amenities." He said that he was open to "reasonable quality development that would add value to properties with balanced public amenities." This high density development will not enhance the existing neighborhood; it will only serve to isolate it from the open space previously relied upon as a scenic resource. The protection of living conditions of existing homeowners at the country club property are being ignored in NUWI's project.

2. Air Quality:

Construction will impact air quality with greenhouse gas emissions. Diesel powered vehicles and fossil fueled equipment will release toxic fumes into the air during construction. Fossil fuel or gasoline construction equipment will also contribute to this during work hours. Construction crews and delivery trucks will add to the traffic flow and GHG emissions as a result.

Because the project involves 850,000 CY of cut/fill, the air quality around the development will be negatively impacted by the massive pieces of earth moving equipment on a daily basis that will increase GHG emissions by burning fossil fuels. My comments on Item No. 5 in this letter will include further references to the negative effects on the environment.

This harmful environment to humans, pets and wildlife will include noise and air pollution as well as ground borne vibrations negatively affecting surrounding neighborhood which will give way to increased particulate matter. The city is already in a zone of "particulate matter" air quality index according to the San Diego Union Tribune daily reports on air quality.

The air pollution from this much dirt relocation so close to existing homes (up to their fence lines per the NUWI vesting map's request for grading exemption) will be a catastrophic event give the substandard lot sizes. Water trucks will not be able to hose down the amount of dirt being disturbed to mitigate the air pollution. Especially given the April 2013 event with the 5 tons of chicken manure spread around the course. No one, including the city that I am aware of, measured the amount of manure removed with the amount put down. Schlesinger's half-assed

² City of Escondido Report On the Initiative Measure to Adopt "The Lakes Specific Plan" dated July 23, 2014, pg. 28

effort to clean up the toxic waste by two men in a white pickup for three days was insulting. I believe that once disturbed, the dried out manure will have a major impact on the air quality increasing particulates. Per CEQA guidelines, suspended particulate matter (PM10 and/or, possibly, PM2.5) may be a concern with this project given the discussion above. I would hope that the APCD would closely monitor the air quality during construction to prevent another air pollution disaster.

Recent studies have found that there is powerful line between air pollution and dementia risk. "For older women, breathing air that is heavily polluted by vehicle exhaust and other sources of fine particulates nearly doubles the likelihood of developing dementia."³ The neighborhood is comprised of retired people as well as young families. This type of air pollution will be especially toxic to older people as well as young children who may have asthma or other related breathing problems.

3. Biological Resources:

"Wetlands are areas where the frequent and prolonged presence of water at or near the soil surface drives the natural system meaning the kind of soils that form, the plants that grow and the fish and/or wildlife communities that use the habitat." The Escondido Country Club property has many areas that may qualify as wetlands where the water table is close to the surface. This is evidenced by the fact that trees and weeds continue to grow in areas that have not seen water in 5 years. After periods of rain, many of the wildlife, including waterfowl and frogs are seen and heard frequenting the course. Ducks, egrets, cranes, red-tailed hawks and other waterfowl are still seen on the course. Many species of birds and wildlife are either living or using the course as a temporary stop over or as a migratory corridor to other areas year round. There are still many frogs that call the course home which reinforces the fact that the water table is high in this area.

4. Geology and Soils:

As most of California is affected by periodic earth quakes, the Escondido Country Club is located in an active seismic area. The Salton Trough Fault (Scripps Research Institute 2016). It appears geologically active. It has deformation in the sentiments right up to the seafloor in the Salton Sea. It runs parallel to the San Andreas fault for what could be 25 miles. Research is ongoing.

This project will result in substantial soil erosion by the mere fact that they will be removing and relocating about 850,000 CY of soil destroying the topography currently in place.

Article 55 of the City Municipal Code (Grading and Erosion Control) should come into play because the proposed NUWI development will not be sensitive to the natural topographic or environmental features which would include mature and protected trees by ensuring permanent open space easements and not disturbing steep slopes (over 35%). Many of the trees that are struggling to survive on the property are over 60 years old and considered to be mature. Many homes have slopes in their backyards that drop down to the course. If these

³ Los Angeles Times, California, "Bad air's effects on the brain", February 7, 2017.

slopes are cut into for grading per the exemptions requested, then it will destabilize the housing structures involved.

Parts of the Country Club property is listed on the Escondido General Plan, Seismic and Geologic Hazards map as landslide hazards because slopes > 25%.⁴

The NUWI vesting paperwork shows the following:

"Grading Exemptions requested for slope heights per Article 55 Excavation and Grading section 33-1066(c) 1-4

1. To allow fill slopes within 50 feet of the property line greater than 10 feet in height up to 15 feet in height for building pads.
2. Allow cut slopes in excess of 20 feet in height up to 30 feet in height."⁵

I strongly disagree with the assertion that the Country Club property is *not* comprised of expansive soil. Natural Hazard Disclosure Report for San Diego County that I received when I purchased my home states that my home (1 block away from the property) is on expansive soil. "The expansion and contraction of the soil varies with the soil moisture content (wet or dry), and can be aggravated by the way a property is maintained or irrigated. Human activities can increase the moisture content of the soils, and the threat of expansive solid damage. For example, a subdivision of homes that continually irrigates the landscaping or removes significant amounts of native vegetation could create this condition."⁶ The NUWI proposal for the country club property will negatively impact existing housing that surrounds the course by destabilizing the ground soil up to the property lines.

5. Greenhouse Gas Emissions (GHG):

This housing project will impact Assembly Bill 32 which requires California cities like Escondido to reduce CHG emissions to 1990 levels by 2020. These reductions are necessary to avoid catastrophic climate change which will affect air quality, quality and quantity of water supplies from the Sierra snowpack, increase in sea levels, damage to marine ecosystems and the natural environment as well as human health related diseases.

The city emits carbon dioxide, methane and nitrous oxide indirectly through the use of electricity produced by SDG & E. SDG&E generates electricity from natural gas combustion and thus the generation of electricity produces GHG emissions. The city also has the Escondido power plant and Palomar Energy which produce GHG emissions.

⁴ Escondido General Plan, Seismic and Geologic Hazards, Figure VI-9, page VI-18.

⁵ Cover sheet for NUWI Tentative Map for the Villages, Title Sheet, sheet 1

⁶ JCP-LGS Residential Property Disclosure Report - The Natural Hazard Disclosure Report for San Diego County (2012) pg 5.

This project would substantially increase greenhouse gas emissions in the following ways:

1. Electricity production for the projected 392 homes would predictably increase greenhouse gas emissions. Electricity represents 45.9% of 2010 Emissions Generated by Source.⁷ The NUWI development would increase consumption of heating, lighting and appliances. Electricity, gas and other fossil fuels for the clubhouse and amenities as well as exterior lighting would also contribute to the GHG emission levels.
2. Transportation to and from the NUWI development will result in 4600 trips per day.⁸ This increase in traffic wherein 100% of the fossil fuel used for transportation⁹ will result in increased levels of GHG emissions throughout the city. The 2010 city's draft climate action plan states "employee commute" accounts for 17.3% of GHG emissions by source.¹⁰ This percentage will go up with the 392 homes proposed and will affect the City's efforts to comply with AB 32.
3. Population increase associated with these 392 homes will increase industry's use of fossil fuels to produce goods from raw materials that the new population will demand.
4. Large land areas like the Country Club property absorb CO₂ from the atmosphere or sources of greenhouse gas emissions. Reduction of available open space from 110 acres to 46 acres or a reduction of 42% of the available open space thus effectively reducing the mitigation of GHG emissions through land absorption while increasing the GHG emissions through human activities associated with increased populations.
5. Increased solid waste and wastewater will result with the 392 unit housing proposal. There will be an increase in solid waste disposal which will impact landfill methane levels due to the increase in population. Wastewater going to the recycling facility will also impact existing infrastructure and may warrant replacement or upgrades to existing waste water facilities. Approximately 7.9% of 2010 emissions are generated by solid waste and waste water treatment facilities per the City's draft climate action plan of 2010.¹¹
6. The electricity needed to generate the water pumps from Rincon and the City to deliver water to the new residents will be sourced from fossil fuels and increase GHG emissions.
7. Analysis of construction-related emissions should include the effects of equipment and worker-trip vehicle exhaust as well as fugitive dust. Other potential sources of construction emissions include building materials, asphalt, and architectural coatings.
8. This project would consume nonrenewable energy resources such as fossil fuels, natural gas and gasoline for automobiles and construction equipment. It would increase GHG emissions as a result of these operational activities.
9. Ongoing maintenance and operation of the new developments would entail a further commitment of energy resources in the form of petroleum products (diesel fuel and gasoline), natural gas, and electricity.

⁷ City of Escondido, Draft Climate Action Plan, (2012) pg. 3-3, figure 3-1 2010 Emissions Generated by Source

⁸ "City of Escondido Report on the Initiative Measure to Adopt 'The Lakes Specific Plan' dated July 23, 2014- adjustments made for the reduction in the number of homes from 425 to 392

⁹ EPA 2014 Report, ES-10 Inventory of US Greenhouse Gas Emissions and Sinks, 1990-2014, pg 33

¹⁰ City of Escondido, Draft Climate Action Plan, (2012) pg. 3-3, figure 3-1 2010 Emissions Generated by Source

¹¹ City of Escondido, Draft Climate Action Plan, (2012) pg. 3-3, figure 3-1 2010 Emissions Generated by Source

6. Hazards and Hazardous Materials:

Analysis of construction-related emissions should include the effects of equipment and worker-trip vehicle exhaust as well as fugitive dust. Other potential sources of construction emissions include building materials, asphalt, and architectural coatings.

I received a notice when buying my home that it was located within 1/4 mile of 2 known leaking underground storage tank sites. The site was listed in the environmental database records search under California Leaking Underground Storage Tank (LUST) list.

Listed Site Name	Address	Case No.	Status	Distance (Miles)
Escondido Country Club Maint.	1800 Country Club Ln. Escondido, Ca 920261003	T0607300534	Closed	0.179523
Escondido Country Club Maint.	1800 Country Club Ln. Escondido, Ca 920261003	T0607300665	Closed	0.179523

12

I would hope that extreme care would be taken when removing the maintenance structure and grading the property around it to prevent any accidents.

I received notice from the Natural Hazard Disclosure Report for San Diego County that my home is in an area of Moderate Fire Threat.¹³ The Escondido General Plan lists the Country Club as "High" and areas North of the property as "Very High". "A new study finds that carbon released through wildfires contribute more than expected to greenhouse gas emissions in the state."¹⁴ "The release of carbon through landmass conversions and wildfires, which are projected to increase in intensity in the western United States due to climate change. The authors pointed out that California is one of the few jurisdictions in the world to set mandatory greenhouse gas emissions targets."¹⁵ Developments in high and very high fire threat areas are not advisable since they do contribute to GHG emissions and climate change through human activities as well as natural events like lightning strikes.

Another hazard referenced in the Natural Hazard Disclosure Report for San Diego County that I received when I purchased my home states that my home (1 block away from the property) is on expansive soil. This is covered under the Geology and Soils section as well.

7. Hydrology and Water Quality:

I strongly disagree that the proposed development is *not* considering structures within the 100-year flood hazard area. "Large portions of the proposed specific plan area proposed by the Sitr Initiative are within FEMA mapped 100-year floodplain areas that convey drainage from both on and offsite areas." The drainage patterns and rate of discharge will be negatively impacted

¹² JCP-LGS Residential Property Disclosure Report, The EnviroCheck Report for San Diego County, (2012) pg. 5

¹³ JCP-LGS Residential Property Disclosure Report, The EnviroCheck Report for San Diego County, (2012) pg. 5

¹⁴ Berkley News, Wildfires emit more greenhouse gases than assumed in state climate targets, 4.15.2015

¹⁵ Berkley News, Wildfires emit more greenhouse gases than assumed in state climate targets, 4.15.2015

by the massive infill project being proposed by altering the existing drainage system put in place 60 years ago by the Army Corps of Engineers.

Changes in the drainage conveyance systems may result in increased chances of flooding in the neighborhood as examined in the City's report which states " However, there are existing pipelines within and directly downstream of the specific plan area that have been identified within the City's Drainage Master Plan as not having adequate capacity to convey anticipated runoff." ¹⁶ A drainage analysis and grading plan have to be scrutinized by the city to avoid future flooding of area homes during and after construction. The natural and concrete waterways built during the 1960's have been seriously neglected and do impact the natural drainage systems put in place during the country club build out to prevent flooding.

Landscaping chemicals have drastically changed over the last 10-15 years to be more eco friendly so as not to affect the water quality downstream. Grading the country club property will definitely cause some of the latent ground based chemicals as well as remaining chicken manure from the 2013 "event" to flow downstream when exposed to water. This would affect not only ground water that is recycled in the City but the cities of San Marcos, Vista, and Carlsbad since the Carlsbad watershed, which the property feeds in runoff, goes directly to the ocean. This is especially important given that both San Marcos Creek and Lake San Marcos are listed as impaired per the California Clean Water Act §303(d) list compiled by the California State Water Resources Control Board.

Water quality/quantity will be affected by the following examples of water usage based on the City's report of July 23, 2013 allowing for the reduction in the number of homes from 425 to 392:

- Depletion of existing water resources which will result in higher usage rates for everyone and water scarcity. Per NUWI's open house, approximately 1,300,000 sq. ft. of landscape was to be irrigated based on 33 acres of protected open space. Now they have expanded that estimate to 46 acres which means more water waste while still under State imposed drought restrictions.
- Water delivery lines that will need expansion and/or replacement to handle the additional demand of 192,080 gallons per day for 392 homes.¹⁷

8. Land Use and Planning:

Again, I disagree that the proposed development would *not* physically divide an established community. The Country Club property was an open space which was available to everyone. Residents shared this open space without any physical barrier and could see their neighbors across the fairways that formed a cohesive residential community. This encouraged a neighborly bond that encouraged friendly discourse and partaking of country club activities that

¹⁶ "City of Escondido Report on the Initiative Measure to Adopt 'The Lakes Specific Plan' dated July 23, 2014

¹⁷ City of Escondido Report On the Initiative Measure to Adopt "The Lakes Specific Plan" dated July 23, 2014, pg. 36 with adjustments made for decrease in SFR units

promoted it. This proposed development will physically divide an existing community whose yards overlook the course by putting up homes and possibly walls where open space now exists.

"For the past 50 years the Escondido Country club golf course has been the primary unifying component for development in the immediate vicinity. However, the effort to establish and maintain the Country Club environments extends beyond the golf course."¹⁸ "Residential development in this established community is centered around the golf course, whether directly abutting the golf course property or oriented toward the links and fairways."¹⁹ This "reinvention" of the property will destroy the carefully crafted retirement vision laid out over 60 years ago.

Land use plans and policies put in place over 60 years ago would be eliminated by NUWI's housing plans. Putting 2 story homes with little or no setback with less than 5 feet between them (Harmony Grove) next to smaller one story established homes would be counter to the special permits and variances granted by the City to the country club developers since the 1960's.

I strongly disagree that the proposed project would have a less than significant impact on increasing hazards due to a design feature (e.g., sharp curves or dangerous intersections). Off-site roadway improvements suggested by NUWI involve adding additional lanes where there isn't any additional road space and restriping of existing lanes for two streets and one intersection. Their solutions to decrease hazards are ignorant and misleading. "Due to the current geometric design of the Country Club Lane for low speeds, traffic impact from additional traffic volume from the Specific Plan area will require a traffic calming plan."²⁰

Street improvements throughout the Country Club area will be necessary to mitigate traffic congestion in excess of 4600 (adjustments given for the reduced housing numbers per the City's Report of 2014) additional trips per day. "Country Club Lane currently has a special designation as a golf cart zone resulting in a reduce speed limit of 25 mph. The Traffic Impact Analysis conducted for the 2012 General Plan Update estimated that Country Club Lane carried approximately 5,000 average daily trips (Year 2011) between Nutmeg Street and Center city Parkway."²¹ Some streets that surround the Country Club property are only 50 feet wide versus the standard 60 feet were intentionally designed for low speeds and low traffic patterns consistent with a golfing community. Existing streets are not wide enough to accommodate higher traffic flow and speeds.

Street widening improvements to mitigate traffic congestion may involve eminent domain proceedings on Nutmeg and El Norte Parkway. "It is anticipated that project traffic will use streets that are not fully improved. Portions of El Norte Parkway (Rees Road to Nutmeg) and Nutmeg (Gary Lane to El Norte Parkway) are narrower than City standards and lack sidewalks.

¹⁸ City of Escondido Report On the Initiative Measure to Adopt "The Lakes Specific Plan" dated July 23, 2014, pg. 28

¹⁹ City of Escondido Report On the Initiative Measure to Adopt "The Lakes Specific Plan" dated July 23, 2014, pg. 28

²⁰ City of Escondido Report On the Initiative Measure to Adopt "The Lakes Specific Plan" dated July 23, 2014, pg. 33

²¹ City of Escondido Report On the Initiative Measure to Adopt "The Lakes Specific Plan" dated July 23, 2014, pg. 33

The ability of these roadways to accept the anticipated additional vehicle, pedestrian and bicycle traffic cannot be confirmed."²²

The increased traffic flow will result in perpetual gridlock on freeways and surrounding streets with the estimated 1600 new residents(not including children) in NUWI's proposed 392 unit development. Emergency responders will be hampered by the congestion and could result in inadequate emergency access and egress thus imperiling our quality of life.

9. Noise:

Common noise sources associated with development include: construction activities (e.g., heavy truck traffic, pile drivers, pumps and compressors); increased motor vehicle traffic; and other increased outdoor or nighttime activity. This will impact the country club neighborhood residents in a negative manner which may involve standard brain functions such as communication, coordination and concentration on a daily basis. Increased noise levels associated with new development as compared to the relative quiet we enjoy now may lead to higher stress levels and elevated blood pressure as well as antisocial behavior in some individuals. This will be a huge shock to everyone here who is used to the lack of noise that an open space is associated with.

This high density housing proposal will substantially increase in ambient noise levels in the project vicinity after the development is populated when compared to levels existing without the project. Increased vehicle travel to and from the development will be a source of on-going noise related disturbances. Open space does not generate high levels of ambient noise when compared to a housing development of close to 1000 persons (considering 3 people per household). This is a modest estimate of how many people will be at the new development. The outdoor amenities will also increase ambient noise levels with regular activity such as mechanical and landscaping noises.

Escondido country club residences should be considered "sensitive receptors" to noise especially since the NUWI project is surrounded by existing housing. The country club property is not a vacant lot nor is it unimproved property in the middle of nowhere. This is a neighborhood which has relied on the relative quiet of open space since the 1960's.

11. Paleontological Resources:

The country club property has geologic formations of "landslide deposits, Holocene and Pleistocene as well as Cretaceous and pre-Cretaceous metamorphic formations of sedimentary and volcanic origin, Mesozoic"²³ Moderate resource potential and moderate sensitivity are assigned to geologic formations known to contain paleontological localities. These geologic formations are judged to have a strong, but often unproven, potential for producing unique fossil remains.

²² City of Escondido Report On the Initiative Measure to Adopt "The Lakes Specific Plan" dated July 23, 2014, pg. 33

²³ Escondido General Plan, Downtown Specific Plan and Climate Action Plan EIR, Geological Formations Figure 4.5-2, pg 19.

Since historically the country club property has had little grading or development, the construction process of clearing, excavation or grading for the NUWI's housing project has the potential to damage or destroy any sedimentation or fossilization finds that may be below the surface layers. With the presence of geological resources already mapped out in the area, there is the potential for unknown pockets of resources to exist.

12. Population and Housing:

I disagree with the proposition that this project would *not* directly induce a substantial population growth in the area just because it is an infill project. Assuming that the housing size will be between 2000 sq. ft. and 2900 sq. ft as referenced in NUWI's open house, then the population in the country club neighborhood will conservatively increase by at least 1000-1600 people (not including children). Increasing the population of the country club open space from zero to 1000-1600 would tax community services which may require the construction of new facilities which will have a direct affect on increasing GHG emissions.

The proposed NUWI project will require major infrastructure additions or repairs that the city will be financing outright. This induced growth will be significant because it will directly affect the ability of public agencies to provide basic services. These services will include emergency services, schools, traffic, increased water usage and waste treatment impacts to name a few. The City's Waste Water Master Plan did not assume residential development associated with the SISR Initiative so it is unlikely it did so for this development. HARRF impacts for this development would have to include upgraded infrastructure to accommodate the additional 78,400 additional gallons of daily wastewater generated by this proposal. This in turn, could cause significant environmental impact by increasing GHG emissions associated with the electrical generation of the HARRF equipment.

This is considered a growth-inducing project because the property is basically open space whose zoning will be altered through a Specific Plan. The statement that "No extensions or expansion of infrastructure systems will need to be made, only connections to existing infrastructure systems"²⁴ is simply not true. Other than the acreage with the club house and surrounding amenities on it, the country club property does not have existing infrastructure to accommodate NUWI's housing proposal without substantial upgrades. There are easements claimed by the City and various utility companies; but, nothing that would support housing without physically installing services such as sewer and water or roadways. These upgrades will again increase GHG emissions through increased energy and natural resource consumption.

13. Public Services:

All public services will be affected by the estimated 1000-1600 person (not including children) increase in population. Usage rates will be exponentially higher than if the property remained

²⁴ Notice of Preparation and Notice of Public Scoping Meeting, The Villages, Project Description, Infrastructure, pg. 5

an open space with no development. This area of concern is directly related to the Population and Housing discussion above. NUWI's proposal would financially impact the delivery of the following public services which impacts the quality of life as well as put increased demand on them which could potentially impact the environment with necessary expansions or new facilities:

- police and fire departments
- schools
- road maintenance
- library
- parks
- passive and active space
- water
- wastewater
- utilities

14. Recreation

"The 110-acre golf course and recreational facilities included within the Country club Property represent the largest block of open space in northwestern Escondido." ²⁵ This project will remove the open green space and replace it with high density housing with HOA facilities. Even the vesting plan recently filed with the city is marked "HOA" for open space/recreation areas. NUWI's development Harmony Grove is enclosed with six foot block fencing that prohibits views from neighboring communities and traffic. Will we see that as well? Will HOA members block "outsiders" from having access to their amenities?

Thus, we will go from a golfing community with over 100 acres of free open space with public amenities to having nothing in the neighborhood for recreation with the exception of sidewalks for walking or running. The development of homes in the formerly open space will remove the recreational amenities that the neighborhood has relied for over 50 years.

15. Transportation and Traffic:

Street improvements will be necessary to mitigate traffic congestion for up to 4600 additional trips per day. Some country club streets that are only 50 feet wide versus the standard 60 feet were intentionally designed for low speeds and low traffic patterns which further Royart's vision of a retirement golf community. These modified street designs as well as permitting golf carts on public streets within the community reinforce the retirement theme.

Offsite street improvements to mitigate the predicted traffic congestion that may involve eminent domain proceedings on Nutmeg and El Norte Parkway as well as other Country Club

²⁵ City of Escondido Report On the Initiative Measure to Adopt "The Lakes Specific Plan" dated July 23, 2014, pg. 31.

streets. This will increase the air and noise pollution in the neighborhood with the removal existing roadways and replacement of existing utilities lines.

Increased traffic flow means that emergency vehicles will be affected in responding to calls in that it will take more time to get through. The reduced size of traffic lanes throughout the neighborhood makes it difficult to get through with street parking as it. Add to it construction equipment and construction crew vehicles during construction, and it will be a nightmare.

Visitor and overflow parking from the new development will predictably park on neighboring streets which again will make the traffic flow a major problem. Cyclists and pedestrians are fighting for space now given the increased traffic and speeds on the surrounding streets. Streets that are not improved to handle the increased traffic will have difficulty handling the additional vehicles, pedestrians and cyclists.

Construction at the site would involve detours and construction delays of traffic and pedestrian traffic throughout the Country Club area during all phases of demolition and construction. Heavy earth moving equipment and construction related transportation will choke the narrow one lane streets that surround the Country Club property. This will negatively impact an emergency evacuation plan due to traffic flow problems. Emergency vehicles will be negatively impacted as well.

17. Cultural/Tribal Cultural Resources:

This project will cause a substantial adverse change in the significance of a Tribal Cultural Resource. "Cultural resources, including archaeological resources, are often identified during the environmental review process (including CEQA review" for projects."²⁶ Sacred Lands files are kept by Native Americans and are confidential so that sites associated with tribal artifacts are not vandalized. Native Americans have migrated and populated the San Diego region since the beginning of time as described in creation stories. Since there are paleontological resources within the county club property acreage, it is very possible that Native American cultural resources are present as well. "Note that the absence of known archaeological resources in areas not subjected to cultural resources studies does not indicate that ground-disturbing activities would not have the potential to impact resources on the surface or within the subsurface. Rather, in these areas, resources may exist but have not yet been observed or formally recorded."²⁷

18. Utilities and Services Systems:

This project would definitely impact existing utilities and services systems by creating more demand on existing systems. Examples of systems that will face increased demand are wastewater treatment facilities, sourcing and construction of new water lines, construction or expansion of storm water drainage facilities, solid waste disposal that comply with federal, state and local statutes related to solid waste. Utilities like electricity, cable, gas and telephone

²⁶ Escondido General Plan, Downtown Specific Plan and climate Action Plan EIR, 4.23.1012, pg. 4.5-5

²⁷ Escondido General Plan, Downtown Specific Plan and climate Action Plan EIR, 4.23.1012, pg. 4.5-6

would be similarly affected with increased demand and may necessitate upgrades in existing infrastructure.

19. Mandatory Findings of Significance:

As discussed above, this project will negatively impact the quality of life standards and that impact will have a cumulative effect on the environment; especially when compared to the past usages of the project site (i.e., avocado grove and golf course operations) when it was zoned "open space". These past operations did not increase GHG emissions or contribute to climate change in adverse ways.

This project will adversely affect the environment in directly and indirectly as discussed in the individual items above. It will affect the following environmental factors: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Noise; Paleontological Resources; Cultural/Tribal Cultural Resources; Population/housing; Public services; Recreation; Transportation and Utilities/Services Systems.

This project will create deficiencies in the City's General Plan Quality of Life standards, such as high quality emergency services which are critical to ensuring the community's quality of life. For example, Country Club Lane is the only designated evacuation street/route per the City of Escondido's General Plan 2012 for the neighborhood. Any traffic issues related to this project either during construction or after would be detrimental to the quality of life.

Due to the number of "Potentially Significant Impact" environmental statements and their adverse effects on the quality of life, reasonable alternatives to this project should be considered. The City should consider alternatives which enhance the quality of life by reducing factors that contribute to climate change. I suggest reducing the housing density dramatically to allow for more open space.

NUWI's Country Club proposal "The Villages" should be required to undergo a full environmental impact review under the California Environmental Quality Act ("CEQA") to address the potential direct and cumulative impacts that will affect the quality of life for everyone in the City of Escondido for at least the next 5 years, if not more.


Mary Coffey
1855 Burlington Pl.
Escondido, CA 92026

February 13, 2017

To: Mayor, Escondido City Council, Kristin Blackson-Contract planner

We have lived on the 16th fairway of the ECC since 1996.

New owners bought the club. They promised to fix up the golf course and bring in new members.

Within three months they closed the club, turned off all water and fenced us in.

They have ruined a way of life here in northern Escondido.

They also have ruined the environment. Weeds growing everywhere. Trees dying and falling down.

It is no wonder we do not trust them; nor, believe what they are trying to sell us at this time.

The amount of building they want to do in this area will put us in a traffic nightmare. Kids will not have a school to attend. Police will have to add more patrolmen. Firemen will need to add to their number. It will be a high cost to the city.

Please hear us and defend our way of life. If you do not live in this area you cannot imagine what it is like

A handwritten signature in cursive script that reads "Barbara Waite".

Barbara Waite
1850 Firestone Drive

February 13, 2017

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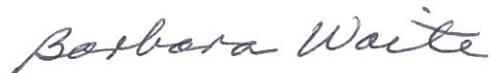
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Barbara Waite
1850 Firestone Drive

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

• I'm concerned about number of houses
(density)

• I'm concerned about traffic

• I'm concerned about the effect on
the changes that will occur.
At present there is a peaceful
atmosphere and pride of ownership

• Carlsbad and San Marcos are a good
example of maintaining the atmosphere
of a neighborhood

(Attach additional pages as needed)

Anne Sanchez 2/13/12
Signature Date

Anne Sanchez
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

1884 Sunbury St.
Address

Esc City State Zip Code
760-739-9360
Phone Number

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

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

It doesn't seem fair that some condos will be allowed only 2500 sqft when the average property surrounding this project is 6000-7500 sqft. 396 Homes are ~~entirely~~ entirely too many. This would add 700-800 cars to our traffic situation.

Additionally it appears some of the development has not considered the flood plain of recent storms

(Attach additional pages as needed)

Alan Colton 2/13/17
Signature _____ Date _____

Alan Colton
Print Name _____

1425 Calle Redonda Ln
Address _____

Escondido 92026
City _____ State _____ Zip Code _____

760-294-3612
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

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

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

WRITTEN COMMENT FORM

First concern is the 392 homes is unacceptable.
Many concerns that should be taken into account.
(1) Number of cars will clog the streets, shopping PLAZAS
and access to El Norte Pkwy & I-15. (2) In fare structure
will impact the schools that are already at capacity.
(3) maintenance of streets is already small. (4) Water
& water rates are already out of whack. Lastly this
measure went to vote and was defeated - I
believe 120-140 homes would be more inline. I have
viewed MUK development & they are plain ugly & horrible
developments

(Attach additional pages as needed)

 2/13/16
Signature Date

Frank G. Miglin
Print Name

1412 Calle Redonda
Address

Escondido CA 92026
City State Zip Code

760-747-2755
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