

From: [John Miller](#)
To: [Kristin Blackson](#)
Subject: ESCONDIDO COUNTRY CLUB
Date: Sunday, February 05, 2017 1:05:53 AM
Attachments: [1.JPG](#)
[1a.jpg](#)

Dear Ms. Blackson,

Attached are two pictures you may find interesting.

Picture 1 was taken in 1971 from the canyon northwest of the Country Club, above Woodland Parkway (which used to be called Bougher Road). The picture looks southeastward across the Country Club. The row of homes nearest are on Golden Circle Drive, and you can see part of Golden Circle Drive, Country Club Lane, and the Country Club itself, even the pool. The grading at right is the beginning of Madrid MHP, and the straight line behind it is Fulton Road. You can see El Norte Parkway, Bennett Avenue and Rock Springs Road. Picture 1a was taken on 1/15/17. The location is not the same because picture number 1 was taken from a location further up the canyon, which is now in Emerald Heights territory.

The difference between the openness then and the way it looks now (everything you see is now houses) is mind blowing.

What was it like living in the Country Club in 1971? Rural, quiet, virtually no traffic, new nicely kept homes and a golf course. It was a much nicer place to live than it is now.

And here we go again with the most recent plan to develop on what was the Country Club Golf Course. I have seen the plans and they are awful. Completely out of character with the existing area. Two story row houses crammed onto tiny lots. Approval of this could be the final nail of the coffin of what was once one of the nicest areas to live in Escondido. The ultimate betrayal of the Country Club residents by the city of Escondido. Don't let it happen. Please.

John Miller

From: [John Miller](#)
To: [Kristin Blackson](#)
Subject: ESCONDIDO COUNTRY CLUB PART 2
Date: Sunday, February 05, 2017 6:23:39 PM
Attachments: [2.JPG](#)
[2a.JPG](#)
[3.JPG](#)

Dear Ms. Blackson,

I had to do this in two parts due to e-mail data limits. Attached are three more pictures you may find interesting.

Picture number 2 was taken in 1971 from the access road along the Vista Canal west of the Country Club, above Woodland Parkway (which used to be called Bougher Road). The row of homes nearest is on Golden Circle Drive, you can see a little of Golden Circle Drive at the right, and the black road in the middle is Felice Drive. Part of Country Club Lane and the Country Club itself are also visible.

Picture 2a was taken on 1/15/17 from approximately the same location. The camera and lens are different. The house in the foreground is still there, but is obscured by vegetation. You can see Felice Drive in the center.

Again, the difference between the openness then and the sea of houses now is amazing.

Picture number 3 was taken at the top of the hill above the Country Club. There was dirt road up the canyon leading to an old house and the area was otherwise natural. What is hear now is the great scar known an Emerald Heights. Emerald Heights is an aesthetic disaster approved by the City of Escondido. More recently, Escondido added to the pain by approving High Point to the East of Emerald Heights. Two examples of bad government.

Now, we who live in the Country Club are asking you to prevent the loss of the last vestige of what we once had.

John Miller

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Clean-up options explored for Escondido dump site

By DAVID GARRICK - Staff Writer Angry homeowners blame city, county for problem

OCTOBER 2, 2007

ESCONDIDO - Three dozen frustrated homeowners near the Escondido Country Club spent two hours Monday night wrangling with county and state officials over the cheapest and most efficient way to clean up the remnants of a defunct trash dump that lies within their middle-class subdivision.

State officials offered Monday night to cover the costs of devising a "cap" that would safely seal lead and some other toxins in the 2-acre dump site, but the homeowners said they must thoroughly consider that proposal before committing to anything.

The homeowners, who live in the 39-home Country Club Woods subdivision, said they are worried that the state plan would cost more than they can afford. They also said that before paying for any cleanup, they would like to consider suing the county or city, two agencies that used the dump when it operated between 1949 and 1953.

Since they were notified about three years ago that there was a former dump in their neighborhood, the residents have balked at a 1989 state law requiring current owners of contaminated properties to clean up such sites, even if they had nothing to do with the contamination.

The homeowners, who packed into a small and stuffy meeting room Monday night at the country club, said they knew nothing about the dump when they moved into the subdivision, which was built more than two decades ago. They also said that the contamination problems have made it virtually impossible to sell their homes.

"This is like the mark of Cain on your property," said Frank Andrews, who was chosen Monday night by his fellow homeowners to head a subcommittee that will weigh the options facing the neighborhood.

William Wolanin, an attorney hired by the homeowners association, recommended Monday that the residents accept the state's offer to examine the dump area and suggest a plan to solve the problem. The residents would then solicit bids for the work from contractors, with no obligation to move forward if the bids were too high.

"This would give us a handle on how much it would cost to do this," said Wolanin, explaining to his clients that such a study could cost thousands of dollars. "This problem may not be the bogeyman that it's become."

Stephen Levine, an attorney for the California Integrated Waste Management Board, said his agency rarely offers to provide residents with a free cleanup plan. But, Levine said, a letter from the homeowners association persuaded his colleagues that the residents were overwhelmed and needed help.

Levine warned that the free cleanup plan could be a precursor to a state lawsuit against Country Club Woods if at some point the residents cease being cooperative. He also conceded that the cost of the cleanup could be "surprising to everyone."

Resident Lori Roman said she has emphasized the unknown costs to her neighbors, who had previously thought the price tag would not exceed about \$5,000 per household because the high estimate for cleanup was roughly \$200,000.

The homeowners association also would have to pay for annual maintenance on whatever type of cap is installed, she said.

Rodney Lorang, a senior deputy counsel for the county, said that as long as the homeowners show "diligent effort," they would not be held to a strict deadline for hiring a contractor for the cleanup.

But, he said, the residents should quickly erect a chain-link fence around the dump to prevent children from playing in the lead and toxic dust, which can cause blood and neurological disorders.

- Contact staff writer David Garrick at (760) 740-5468 or dgarrick@nctimes.com .

From: [John Miller](#)
To: [Kristin Blackson](#)
Subject: ESCONDIDO COUNTRY CLUB
Date: Tuesday, February 21, 2017 9:18:31 PM
Attachments: [Dump Site.pdf](#)

In opposition to the 392 home development proposed by New Urban West/Stuck in the Rough for the Escondido Country Club.

Submitted by John Miller

Where are we now? The clubhouse and amenities (pool, tennis courts, etc.) are closed, fenced off and not maintained. The golf course is closed, fenced off and not maintained. The property values in the area are less than they should be. In short, the residents of the Escondido Country Club are damaged, both in terms of quality of life and monetarily.

The New Urban West/Stuck in the Rough 392 home development consists of two story row houses on small lots. This is completely out of character for the existing neighborhood, which consists of single floor, single-family homes on lots generally larger than those proposed by NUW. If this is allowed, the whole area will experience increased traffic and congestion, at least sixty percent of the now open space will be gone, and the aesthetic anomaly of the row houses will be an eye sore for all. In addition, the existing homes on the golf course will be further negatively impacted because instead of facing open space they will face two story homes, whose second floor windows will look down into their yards. They will lose their views and their privacy.

Misleading statements by New Urban West:

1. They state in their mailings that they have met with ECCHO, implying that ECCHO approves of their plan. ECCHO does not approve of their plan.
2. They state that they have met with many of the local residents, again implying that the residents of the area approve of their plan. This is not the case.
3. They tout trails and open space that will be open to the public. This is highly unlikely because these areas will be managed and maintained by the homeowners association of the new development, and once the new homes are sold, the then owners will control the HOA and are unlikely to foot the bill for the additional maintenance and insurance costs required for public access.
4. NUW states there will be a privacy buffer between existing homes and new homes. A buffer and a privacy buffer are not the same. A buffer can be a simple space, where a privacy buffer implies you cannot see thru it. This would require massive fences or full-grown trees, neither of which is likely.
5. The current zoning is R-1-7. In the proposed NUW development, the vast majority of new lots are much smaller than 7,000 sq. ft., which would require a variance.

There several other environmental issues:

1. On Borden Road, about 200 yards west of Woodland Parkway in San Marcos, 22 new homes are planned. This will affect traffic on El Norte Parkway near the Country Club.
2. There is an old trash dump north of the golf course. This is located east of Still Water Glen and Larkhaven Glen, and west of Sleepy Hill Lane. This was a toxic cleanup site. Water that runs over, under, and thru this site drains across the golf course. A newspaper article referring to this site is attached to this e-mail.

The City should **not** approve this plan.

The next step.

There is an excellent White Paper by ECCHO addressing the situation and equitable servitude. Also presented is an alternate plan. NUW should do a pro forma study to determine what the sale price of the property would need to be to allow 150 single family, single-floor homes on 7,000+ square foot lots. This could be a compromise that the neighborhood might accept. Mr. Schlesinger might

have a rational moment and accept. Admittedly, his past rhetoric and actions make this less than certain.

If the City does the right thing and denies the plan then Mr. Schlesinger could accept the compromise, let the property sit, or sue citing a cherry picked part of the general plan. If the City approves the plan there will be political and/ or legal action by ECCHO to stop it.

Sincerely, John Miller

From: [Willa](#)
To: [Kristin Blackson](#)
Subject: Escondido Country Club
Date: Wednesday, February 22, 2017 6:47:21 PM

As I mentioned to the City Council...if you would come down Country Club to Nutmeg St. in the morning from 8 a.m. to 9 a.m and just get in line to enter El Norte and then try to get onto the freeway heading south...you just might understand what 392 cars (or 784 cars if 2 cars per house) tried to do this in the morning. Way too many homes proposed I think.

Willa Mills
1447 San Carlos Pl.
Escondido, CA 92026
760 294-5200

From: [Millons](#)
To: [Kristin Blackson](#)
Subject: development
Date: Saturday, February 18, 2017 1:16:17 PM

Kristin,

What the city did was waive the 20 ft rear yard setback because of the golf course open space, that information is in the files at city hall. Had the city not waived the setbacks the house configurations would have had to be modified or the lots made longer and less wide. Thus, bringing us to the encroachment issue. As it stands, our house sits a few inches from what we are told is the property line. Our house sits on a bank leading down to the old golf course. This bank is of no use to anyone but us. We maintain the bank with vegetation to prevent erosion on our home. We feel since the open space issue is no longer in effect the waiver should be null and void and the 20 ft. yard setback be returned to us.

Do you see our concern. If that bank belongs to the owner of the land and they decide to eliminate the vegetation then bank erosion would happen and our foundation would be damaged.

Who would I sue? The city?

Mardi Millons

From: [Mike Strong](#)
To: [Millons](#)
Cc: [Kristin Blackson](#)
Subject: Re: development
Date: Wednesday, February 22, 2017 11:22:38 PM

Mardi,

Thanks for sending me this information.

We are diligently researching many of the issues that you are bringing up. Notwithstanding, the comments that we have been receiving over the course of the last 30 days will be used to make sure that the overall planning process is fair for everyone, and transparent for all to see.

I am looking forward to discussing project related issues with you and other community members as this project inches forward for additional review.

Thanks

Mike

Sent from my iPhone

On Feb 22, 2017, at 9:58 PM, Millons <bmillons@yahoo.com> wrote:

Dear Mr. Strong,

Give us our land back.

The city waived the 20 ft rear yard setback at the time the homes were built because of the golf course open space agreement. This information is in the files at city hall. Had the city not waived the setbacks the house configurations would have had to be modified or the lots made longer and less wide. Thus, bringing us to the encroachment issue. As it stands, our house sits a few inches from what we are told is the property line. Our house sits on a bank leading down to the old golf course. This bank is of no use to anyone but us. We maintain the bank with vegetation to prevent erosion on our home. We feel since the open space issue is no longer in effect the waiver should be null and void and the 20 ft. yard setback be returned to us.

If the new owner of the golf course property chooses not to maintain the vegetation and erosion causes the bank to fail it will effect our home. Who do we sue?

Also, a development should be compatible with the area. The developer wants to build two story homes in an area of one story homes. This is not compatible.

We plead with you to help protect our property.

Mardi Millons
1310 La Mirada Ave.
Escondido, CA 92026
406-459-9061

From: Mary Lou Stringham mlstringham@cox.net
Subject: Escondido Country Club development
Date: February 22, 2017 at 9:21 AM
To: kblackson@Escondido.orgMS
Cc: mstrong@escondido.org jmasson@escondido.org

RECEIVED
FEB 22 2017
PLANNING DIVISION

ML

Hello,

My name is Mary Lou Stringham. I live at 1693 West Country Club Lane and have been here since 1989. We moved here because of the proximity to a golf course and the pleasant neighborhood. I would like to share my opinions with you about the development of the golf course.

There is no question that homes will be built, but 392 is far too many. The streets will not be able to handle that much traffic. We already have extremely heavy traffic on Country Club on week day mornings. Also, changing the zoning will just exacerbate the se problems.

Another impact will be upon the schools in our area. I am a retired teacher and this concerns me a great deal.

I appreciate your taking the time to read my opinions

Sincerely,

Mary Lou Stringham

Sorry, my computer did not recognize the multiple addresses for mailing.

From: Mary Lou Stringham mlstringham@cox.net
Subject: Escondido Country Club development
Date: February 22, 2017 at 9:21 AM
To: kblackson@Escondido.orgMS
Cc: mstrong@escondido.org jmasson@escondido.org

RECEIVED
FEB 22 2017
PLANNING DIVISION

ML

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My name is Mary Lou Stringham. I live at 1693 West Country Club Lane and have been here since 1989. We moved here because of the proximity to a golf course and the pleasant neighborhood. I would like to share my opinions with you about the development of the golf course.

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Another impact will be upon the schools in our area. I am a retired teacher and this concerns me a great deal.

I appreciate your taking the time to read my opinions

Sincerely,

Mary Lou Stringham

*P.S. This message would not be mailed from
my computer. Address problems.*

From: [Cindy M](#)
To: [Kristin Blackson](#)
Subject: Escondido Country Club
Date: Tuesday, February 07, 2017 7:32:18 PM

Hello,

We are writing in response to New Urban West's proposal for the development of the Escondido Country Club. Please consider the impact 396 homes will have on our community. Traffic from new developments in surrounding areas is already causing problems for us. Cut-through traffic has created unsafe conditions such as excessive speeding and disregard for traffic stops. More people in the area will increase these issues. NUWI's proposed solution to create a single lane road on Country Club Drive will only send the traffic around our community and onto Golden Circle Drive. We chose to live in the North County and the Escondido Country Club area in particular for it's rural amenities. The continued development of these areas is only serving to ruin what the North County used to be. The people of Escondido (not just the immediate Country Club community) overwhelmingly voted to have Open Space in this area and not an excessive housing development.

Thank you for your consideration in this matter.

Cindy and Scott Morford

From: rxjane@cox.net
To: [Kristin Blackson](#); [Mike Strong](#); [John Masson](#); rxjane@cox.net
Subject: Escondido Country Club property
Date: Friday, February 24, 2017 11:03:49 AM

Dear Ms.Blackson,Mr.Strong and Deputy Mayor John Masson,

I am writing to you,to express my concern for the future of the Escondido Country Club property.

I strongly oppose the building proposals of the developer,New Urban West.
They want to build 392 homes on 110 acres.....to,in my opinion,to serve their financial needs.

I,like most of my neighbors near the former Country Club,am disappointed that this developer wants to build this
HIGH number of homes.
This density of homes will create heavy traffic problems and require additional schools and roads to be built.

I know that development is inevitable for my community.

I hope that you will consider another developer,that would respect and really listen to the present homeowners.

My husband and I have lived in Escondido for 30 years (18 years in the Country Club area).
We hope to see our neighborhood grow and retain its "quality of peaceful living"

Thank you also for your service to our great city of Escondido!

Sincerely,
Jane Mortensen 1827 Tawny Place EscondidoCA92026

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

PUBLIC SCOPING MEETING COMMENT SHEET

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

WRITTEN COMMENT FORM

My name is Melanie Moyer and my husband and I have lived in the Escondido Country Club area for 6 years and my parents who live in the same neighborhood have been here for 18 years. My biggest concern w/ the massive development of the old golf course into 342 homes is the amount of traffic that it will bring to an already busy area. Our schools and grocery stores are already full and busy. Our other big concern is the impact it will have on our natural resources and it's overall environmental impact. There has to be a better solution! Thank you!

(Attach additional pages as needed)

Melanie Moyer 2/21/17
Signature Date

Melanie Moyer
Print Name

1431 Calle Redonda Ln
Address

Escondido CA 92026
City State Zip Code

619-300-8636
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 Mullenniex](#)
To: [Kristin Blackson](#); [Mike Strong](#); [John Masson](#)
Subject: RE: Reduce hose development - please!
Date: Friday, February 24, 2017 5:02:19 PM

My name is Michael Mullenniex. I reside at 1983 David Drive, Escondido. My backyard overlooks the former 5th hole fairway of Escondido Country Club. I've resided in the Country Club area for over fifteen years.

Up until the demise of the golf club, the golf course and surroundings reflected the design of what the community wanted: a nice neighborhood with plenty of green space.

Homes were built in the in accordance with the wishes of the city. Now, we have a situation where lawyers got hold of the general plan to find flaws. The plan was not totally air tight and even though agreements were made and kept for decades, residents and city council voted down the 400-home "plan", and voters resoundingly voted down the plan, we are confronted with a situation where money and developers can ignore added traffic, stressed infrastructure, over-crowded schools creating Mira-Mesa -like congestion.

I hope you will consider the community and only allow a modest plan to move forward – maybe half, but no more. This is a travesty of government by residents.

Thank You

Michael Mullenniex

From: [O2btigerw](#)
To: [Kristin Blackson](#); [Mike Strong](#); [John Masson](#); [Sam Abed](#); [Michael Morasco](#); [Ed Gallo](#); [Olga Diaz](#)
Subject: NUW Development Plan for former Escondido Country Club
Date: Thursday, February 23, 2017 7:23:57 PM

As a 7+ year resident of the Country Club Neighborhood I want to thank you for the opportunity of providing my input for the NUW Development proposed for the property. I was initially encouraged by all the talk from NUW as to how they would listen to the neighborhood and that they would bring forth a proposal that we could welcome. However, when they brought forth their plan I was sadly disappointed in many ways.

The proposal specifically calls for all two story homes. The overwhelming majority of homes here are single story by a very large majority. The idea of all two story homes on what are relatively small lots is inconsistent with the surrounding neighborhood. It would also largely eliminate interest from any seniors who represent a very large percentage of the neighborhood. I could understand some two story homes if they do not block views of the existing home owners but to blend in with the neighborhood I do not feel that they should be in the majority.

I also feel the number of homes is far too many for the acreage since much of it is steep and not conducive to building. Half that number at most, preferably less to compensate those abutting the ECC property, would be a reasonable alternative. Much of the 110 acres would be taken up in steep hillsides, streets, driveways and other required infrastructure such as adequate drainage for flood prevention since the property is primarily located in a flood zone.

The roads in their present configuration would not adequately handle traffic from 392 homes. Gary Lane and Country Club Lane are being used daily by many commuters to San Diego from Riverside County who are avoiding the I-15 and 78 Interchange. They exit the I-15 South in the morning at Deer Springs or Country Club then take Gary and Country Club Lane to Woodland Parkway South then get on the 78 West. In the afternoon/evening that reverses. Most of the traffic during commuting hours on these streets far exceeds the speed limit and it is obvious the Escondido Police Department has been unable to do anything about it. Additional traffic with only exacerbate the problem.

Thank you for your consideration.

David R Olson
1415 Anoché Glen
Escondido, Ca 92026

From: [Chuck](#)
To: [Kristin Blackson](#)
Cc: [John Masson](#); [Mike Strong](#)
Subject: Escondido Country Club
Date: Friday, February 24, 2017 4:57:11 PM

Greetings all,

My name is Chuck Patterson. My address is 1110 La Mirada Ave. We purchased our home on the 13th fairway in 2003. We fell in love with our house because of the quaint neighborhood and the incredible views. We had felt we had purchased our dream home. Well, that dream is now GONE. I am listing several items that I feel will have a negative impact on the Country Club area.

1. Heavy traffic constraints (current traffic is already bad)
2. Traffic noise.
3. I will lose most if not all of the views that now have.
4. Lose of property value.
5. Most if not all of the homes currently on the course have density constant issues.
6. My understanding is that the current zoning is for 7000 ft lots. New plan calls for much smaller lots.
7. It is also my understanding that the city is partly responsible for this predicament because of the failure to properly update zoning.
8. The amount of homes slated to be built is just way too many.
9. The builder, the city and the residents were to agree on a workable plan. Most of the residents do not agree to this plan.

We want to thank you for you for support,

Sincerely,
Chuck and Melinda.

RE – Escondido Country Club Development

I moved to the Escondido Country Club area thirty (30) years ago because of its gentle appeal and pleasant surroundings. I am now saddened by the mistakes being made by our City officials.

My current feelings are as follows:

I am not in favor of the development plans for the Escondido Country Club area. My preference is that the current property be used as Green Space. However, if the development plans continue as the City is pursuing – my suggestions are as follows.:

- There should be a maximum of no more than 200 proposed new homes – one story, single family, with residents 55 years and older.
- The proposed new homes should be in gated communities
- All proposed amenities should only be available to those residents currently within the existing Country club area and the new proposed housing.

Without going into detail, I will assume the appropriate City professionals will realize the benefits of this proposal, including; traffic, police and fire, etc., etc., etc.

For once, try to forget about the City's financial gain and consider the overall benefits to the City of Escondido.

Sincerely,

Robert Peters

982 Bittersweet St/

Escondido CA 92026

Tele 760 – 741 – 5432

Email srlp30@gmail.com

From: [CHARLES K. Peterson](#)
To: [Kristin Blackson](#)
Subject: The Villages, City Case No: ENV 16-0010; SUB 16-0009 (Former Escondido Country Club Location, 1800 W Country Club Lane)
Date: Monday, January 30, 2017 1:05:24 PM

Dear Kristin Blackson, Contract Planner for City of Escondido, CA:

Please note my concerns over subject proposed development plan of 392 Single-Family Dwelling Units in my quiet well-established neighborhood.

I request that 392 dense housing units in a well-established neighborhood be reduced to a maximum of half that number, in order to minimize the total impact of change in this community.

Traffic: Noise and air pollution will increase dramatically in a quiet, well-established and developed area of mainly older citizens. Not Good. Increased wear and tear on existing streets, requiring added maintenance costs to the city. Not Good!

Public Services: Increased population will further strain current crowded class-room burden on existing local schools along with added load on the police and fire departments. Not Good!

Community Character: I've lived in this area for over 27 years. Being mostly older middle-class citizens with many retirees, it's been very quiet and safe over these years with little or no crime. With this newly-proposed Dense Housing project of 392 homes, I fear an increase in crime will develop along with a decrease in safety levels, especially the increased possibility of home invasions of the elderly in this particular area. Not Good!

Environmental Factors: The increased water and sewage demands on our infrastructure will create a greater load on it along with increased maintenance costs to the city. Increased auto and burning in possible fireplaces will create more air pollution for the rest of us. Not Good!

Thank you for your time and opportunity of giving my input.

Charles K. Peterson, 1723 Pinehurst Ave, Escondido CA, resident for over 27 years in this Escondido Country Club area.

From: [CHARLES K. Peterson](#)
To: [Kristin Blackson](#)
Subject: The Villages, City Case No: ENV 16-0010; SUB 16-0009 (Former Escondido Country Club Location, 1800 W Country Club Lane)
Date: Monday, January 30, 2017 1:05:25 PM

Dear Kristin Blackson, Contract Planner for City of Escondido, CA:

Please note my concerns over subject proposed development plan of 392 Single-Family Dwelling Units in my quiet well-established neighborhood.

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Thank you for your time and opportunity of giving my input.

Charles K. Peterson, 1723 Pinehurst Ave, Escondido CA, resident for over 27 years in this Escondido Country Club area.

To: Kristin Blackson (Contract Planner),
Mike Strong (Assistant Planning Director),
John Masson (Deputy Mayor)

My wife and I are homeowners living on Lark Glenn adjacent to the 8th green. My wife's family are the original owners of this home, which was purchased because of the peacefulness and serenity in this area and the benefits of owning a home on a golf course / open space. The golf course location was the largest draw with the belief that the premium property value would be maintained. Our family and guests have participated in the amenities like the restaurant/bar, hair salon and various meetings and events held in the clubhouse. Our children have great memories of spending time at the clubhouse and swimming pool.

Where is the Plot Map

We have not seen a plot map of the currently proposed homes on the Country Club property. We would like to see the square footage of each unit and the lot size it sits on. How many condos and how many homes are they proposing in each Village? How will the parking situation be handled? Will each unit have a two-car garage? How narrow are the proposed streets?

Utilization and Enjoyment Impact

Depending on location and height of proposed future structures, the view from our back patio would be extremely impacted to the point that even spending time on the patio would be undesirable.

Our family and guests have spent untold hours sitting on our patio enjoying morning coffees, midday refreshments and evening cocktails, watching the golfers and wildlife on the open space next to our property on the eighth green. When working from home on certain occasions it was nice to be able to accomplish this while sitting on the patio. All of this will be greatly diminished if buildings are allowed to be located within close proximity to the shared property line.

As part of the original planning of our housing development, small lot sizes were allowed with the understanding that the lots shared a property line with a golf course and open space. Changing the existing open space will significantly and irreparably effect our enjoyment and utilization of our property. The negative impact on the financial value of our home will also suffer significantly and will never be recouped.

Privacy Impact

With our existing minimum lot size and close proximity to the adjoining golf course property line any future building not set back a significant distance would allow views of our backyard patio area, as well as into our living room and bedroom. The loss of privacy would have a significant negative impact and could not be acceptably mitigated.

There has never been a fence between our property and the golf course due to the minimum distance and the extreme negative visual impact on view lines. The installation of a fence on the property line would be paramount to sitting 20 feet in front of Fenway Park's left field Green Monster, as the property line is on a small knoll behind our home. Any installation of a fence would cause an extreme negative and irreversible negative impact.

The below picture shows our patio view onto the eighth green:



Calming Traffic

If speed bumps cannot be used to calm the traffic due to the fire engines, how can we get the traffic to slow down. Even though signs mark the speed “25” on Country Club, many of the cars are going 40+. The police tell us the judge throws out those speeding tickets written for -40 as being ridiculous.

Storm Water Mitigation Plan

Even with the recent extreme rain events the existing grading and drainage have been able to handle the runoff. Any regarding and drainage changes need to be properly designed and executed to ensure sufficient capabilities and capacity to prevent future flooding or drainage issues.

Please take these concerns into consideration as you go forward with the EIR. Speaking with adjoining neighbors, they also have expressed similar concerns as we highlighted above. Others within the community have expressed many significant different concerns with the proposed project, that we agree with, but we opted to only address our most urgent concerns.

The above issues are life changing for us and will have significant and irreparable negative impacts for years to come.

Thank you for your time, consideration and efforts as City officials to represent our interest in mitigating the significant negative impacts imposed by the proposed development,

Bill and Sigire Potter
Homeowners
925-895-8116
2111 Lark Glen
Escondido, CA 92026
Email: billpotter@gmail.com

From: [Yoko Prendergast](#)
To: [Kristin Blackson](#)
Subject: Fwd: Delivery Status Notification (Failure)
Date: Sunday, February 12, 2017 3:01:04 PM
Attachments: [icon.png](#)

----- Forwarded message -----

From: **Mail Delivery Subsystem** <mailer-daemon@googlemail.com>
Date: Sun, Feb 12, 2017 at 2:56 PM
Subject: Delivery Status Notification (Failure)
To: otsuka0219@gmail.com

Error Icon



Address not found

Your message wasn't delivered to **kblackson@scondido.org** because the domain scondido.org couldn't be found. Check for typos or unnecessary spaces and try again.

The response from the remote server was:

DNS Error: 42244877 DNS type 'mx' lookup of scondido.org responded with code NXDOMAIN Domain name not found: scondido.org

Final-Recipient: rfc822; kblackson@scondido.org

Action: failed

Status: 4.0.0

Diagnostic-Code: smtp; DNS Error: 42244877 DNS type 'mx' lookup of scondido.org responded with code NXDOMAIN

Domain name not found: scondido.org

Last-Attempt-Date: Sun, 12 Feb 2017 14:56:14 -0800 (PST)

----- Forwarded message -----

From: Yoko Prendergast <otsuka0219@gmail.com>
To: sabed@escondido.org
Cc: kblackson@scondido.org
Date: Sun, 12 Feb 2017 14:56:13 -0800
Subject: Re: Scoping Meeting
Dear Mayor

I am sending my concern by this e-mail as I couldn't attend in person on 13th Feb.

Presently I reside at 976 Mariposa place however I lived behind the 16th green on the golf course for 13 years. Therefore I enjoyed years of golfing and socializing at Escondido Country club.

I walk now with my dog on country club lane almost every day and hurt me to see once beautiful course became dried out dessert like land or hay field.....

I am so glad to know that NUW will re-develop the land however I am very much concerned to hear that they are planning to build 392 dwelling units, including condos! This means not only we will have a lot of people and children which require more water usage, more traffic to mention few. I will rather see less dwellings but to have such as a restaurant, meeting place, gym, pool and walking trail, etc.....so that many people of this community can enjoy.

Please consider deeply for the future of this community.....

Respectfully submit.

Yoko O. Prendergast

976 Mariposa place,
Escondido, Ca. 92026

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

PUBLIC SCOPING MEETING COMMENT SHEET

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

WRITTEN COMMENT FORM

I live @ 1962 Golden Circle Dr. a block from the
formerly Escondido Country Club.

Traffic coming down from my residence is becoming
very dangerous with too many cars. More cars will
bring carbon problems.

392 Homes ~~will be~~ too many. Our streets can not
handle the increase traffic. The water demand/waste
treatment are at capacity now.

There are too many problems coming forth with
building 392 Homes.

(Attach additional pages as needed)

Shirley Price 2/22/2017
Signature Date

Shirley Price
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

1962 Golden Circle Dr.
Address
Escondido, CA 92026
City State Zip Code

Phone Number
760 735-8646

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

From: [Michelle Purcell](#)
To: [Kristin Blackson](#)
Subject: ECC
Date: Friday, February 24, 2017 7:16:04 PM

To: Kristen Blackson, City Planner,

I hope it's not too late to give my opinion of the proposed building of 390 homes on the former Escondido CC property. The developer and owner clearly do not care about our neighborhood or the quality of life that will be greatly reduced by the addition of that many homes in such a small area. I have lived in the CC area for 12 years and am strongly opposed to the addition of that many homes, the traffic will be horrible and the small town feel will be lost forever.

Please do not allow that to happen, PLEASE limit the number of new houses they can build to a reasonable amount. I understand the developers are in business to make money, however the residents of this quaint community love the rural small town feel and have already been devastated by the closure of the country club and golf course, it's not right to change the once beautiful golf course property into a crowded overpopulated urban part of town.

Thank you for letting me voice my opinion on this important subject.

Respectfully-
Michelle Purcell

M Purcell



From: bsracicot@ca.rr.com
To: [Kristin Blackson](#)
Subject: Escondido Country Club
Date: Wednesday, February 22, 2017 8:30:50 PM

Ms Blackson,

This is a quick message in response to the planning of 392 homes in the Escondido Country Club community. My wife and I just moved in here in October of 2016. We have known of this community since moving into this area over 35 years ago. Although we moved here after the closing of the golf course, we attended several meetings where a variety of growth options were discussed.

Please consider the infrastructure impacts associated to the current proposed plans. The neighborhood in and around country club is the only place we have found in Escondido where we can walk the neighborhoods in comfort. The traffic is low, and generally slow. We have developed several great relationships with neighbors several streets away only because of this open, friendly environment. We sit out back mornings and evenings enjoying the sounds of nature - not traffic.

I have seen nothing in any plans that addresses this. Please consider a smaller plan, leaving open space and requiring less traffic for the community to enjoy and feel safe and comfortable outside.

Bruce and Sue Racicot

From: [Richard Miller](#)
To: [Kristin Blackson](#)
Subject: Request- Add to mailing list for notices
Date: Tuesday, January 31, 2017 3:22:48 PM

Ms Blackson,

Please add Sierra Club San Diego to your mailing list for all notices and proposals regarding The Villages-Escondido Country Club project.

Notices can be mailed to:

Document Review

Sierra Club San Diego

8304 Clairemont Mesa Blvd., Ste #101

San Diego, CA 92111

Or notices can be emailed to SCoffice@sierrasd.org

Thank you

Richard Miller

Sierra Club San Diego

Development Coordinator

858-569-6005

8304 Clairemont Mesa Blvd, Ste 101

San Diego, CA 92111-1315

Not a Member?

Not a Member? \$15 special membership rate. Join [HERE!](#)

Help us continue our good work, [DONATE HERE.](#)

From: [Joyce Rhodes](#)
To: [Kristin Blackson](#); [Mike Strong](#); [John Masson](#)
Subject: Escondido Country Club Development
Date: Friday, February 17, 2017 6:00:56 PM

Dear Kristin Blackson, MikeStrong and JohnMasson,

My name is Joyce Rhodes and I live in the Escondido Country Club area on Pinehurst Avenue. I would like to give you some of my thoughts on the planned development proposed by New Urban West.

My husband, Bradley, and I have lived in our home here for about 14 months. We purchased in this area because we liked the single story homes, larger lot sizes, the lack of a Homeowner's Association and a bit more "rural" vibe.

We were aware of the now abandoned Country Club. We look out over the old golf course from our windows as our home is on a lot that slopes down to Country Club Lane. From those same windows we also enjoy a view of the surrounding mountains and skyline which is one of the things we enjoy most about the location. We expected that there would probably be development at some point in the future. We are hoping that it will be done in a manner that maintains the character of the existing community.

I believe that NUWI has made an good effort to involve the community in their planning. For that I am grateful. There are many good ideas included in their plan such as walking trails, parks and open space. There are three things that I am particularly concerned about with the plan. They are as follows:

1. **The density of the development**--392 houses is too many regardless of what might be "allowed" by the city's planning.
2. **The additional traffic load**-- already a great amount of outside traffic that uses this neighborhoods streets, especially Country Club Lane as an alternate

From: [Raymond Rodgers](#)
To: [Kristin Blackson](#)
Subject: Escondido Country Club
Date: Monday, February 20, 2017 10:56:51 AM
Importance: High

Dear Ms. Blackson,

My wife Barbara and I bought our home here at 1765 Still Water Glen in November of 2001. One of the principal factors that drew us to the neighborhood was the beautiful Escondido Club Golf Course. While neither of us are golfing aficionados, we admired the lovely custom-built homes that lined the course, enjoyed the Country Club restaurant that was open to the public, and quickly felt at home in a community of mostly other retirees who, like ourselves, had worked long and hard to be able to enjoy our "Golden Years". The development was a master planned community and had an air of permanence and class.

I am retired from a 22 year career in the Air Force. My wife of now 52 years dutifully followed me from one assignment to another, mostly living in base housing or rental apartments. Along the way she gained herself an Interior Design degree and did what she could to make our residences appealing and comfortable within the restrictions on rental property, "cheap and cheerful" was our motto. When we moved here though we loosened the purse strings quite a bit and did a major remodel of our home and have it just the way we wanted. We knew we would never get our money out of it if we sold, but didn't care at the time as we intended this to most likely be our last home. And enjoy it we have, getting off the freeway and entering the tranquility of the club area with the nicely maintained fairways and smell of fresh mown grass was relaxing; stopping the car to let a parade of ducks cross the street and keeping watch for the annual return of resident hawks was charming. We were proud to be living in one of the nicest communities in Escondido.

We were alarmed when the golf course sold but relieved initially as it was said the new owner was going to keep the course open. We felt we had been sucker punched when we found out that not only was the course going to be closed but the buyer was planning to build somewhere in the neighborhood of 400 units of spec housing on the property. Immediately the golf course was closed off with ratty, used chain link fence, water was shut off, trees and shrubs started to die, the wildlife left. Visions of greatly increased vehicle traffic with the noise and pollution it brings, increased crime, spoiled privacy and views and stressed services came to mind. Property values immediately dropped. Even though we would have taken a beating financially, I would have moved us out of this impending disaster at that time if it weren't for my wife having developed Alzheimer's Disease. There is no way I would move her out of her dream home.

This project was soundly defeated by the citizens of Escondido and for good reasons, but here we are again. We are concerned about the increased traffic which would be brought into the community. It is necessary to sit through sometime extended waits to get onto the I-15 in the morning at present. We are concerned about the increased stress on all of the utilities: electricity, water, internet, waste disposal, etc. We are also concerned about the destruction of natural resources to make way for construction. I personally am most concerned though about the quality of the construction itself. As a professional civil engineer with quite a bit of experience, I know that spec housing is infamous for being built to the minimum standard, using the cheapest materials. Our house is a good example. Quite a bit of the expense of our renovation was to upgrade materials and installation to a safer, higher quality standard.

We're hoping that the City Council will turn down this slightly dressed up version of the original project already rejected by the citizens of Escondido. The green space we had is greatly needed and should be preserved.

I want to thank you for your time and consideration.

Sincerely Yours,

Raymond Rodgers
Col. Ret., USAF

From: [Barbara Macdonald](#)
To: [Mike Strong](#)
Cc: [Kristin Blackson](#); [John Masson](#)
Subject: EIR for NUWI housing development proposal
Date: Sunday, February 26, 2017 9:59:42 PM

Good day,

My name is Barbara Rogers. I reside at 2116 Nutmeg Street. My husband and I moved here in 2010. We entered the community after our retirement and have enjoyed it very much. I was saddened by the closing of the golf course. However, both my husband and I do understand that the property will be developed. We both would like to see responsible growth. The growth that NUWI is proposing is too dense.

My concerns are traffic, noise and air pollution. With hundreds of additional vehicles, the added emissions can increase the levels of carbon dioxide and other greenhouse gases in the atmosphere. Our surface streets cannot handle the new vehicles that this project would bring us. Country Club and Nutmeg (where we reside) will become unbearable.

I do not believe dog parks belong in a residential development. Noise from barking dogs and the possibility of parking issues with neighboring communities outside the CC area using the dog parks and walking trails could have a negative impact on new and existing residences.

I request that the current zoning not be changed for the sake of NUWI and the very small amount of their vocal proponents.

Thank you,

Barbara Rogers

From: padrog1@aol.com
To: [Kristin Blackson](#)
Cc: [Mike Strong](#); [John Masson](#); [Ed Gallo](#); [Michael Morasco](#)
Subject: 392 is too many!
Date: Thursday, February 23, 2017 10:08:22 AM

My name is Mark Rogers.

I have lived at 1967 David Drive since July 2013. I bought the house knowing that Schlesinger had purchased the golf course, and that he had met with club members and promised them he would keep it going, and then abruptly shut it down. Although I am a regular golfer, I had no opinion on the status of the golf course - I only moved here so that my wife could be near her siblings and grand kids. That is until I heard Schlesinger's wildly inappropriate and threatening remarks at the August 2010 council meeting, and after he sued me because the previous owner had a one-foot high, stacked wall that was purportedly on his property. Then I read with incredulity all the nasty things he and his lawyer had to say about ECCHO and the city council. Then I watched as the golf course manager directed workers where to disperse raw chicken manure.

Finally, after Schlesinger wore out his welcome with anyone within demeaning distance, he agreed to sell his property to a builder that could get his plans approved by the citizens and city council and, most importantly, meet his selling price. But his asking price was \$100,000,000! I know this because John Han told me so when I asked him this question directly at a community meeting. He said he was the high bidder at a figure not quite that high, but it was "very, very close." Additionally, the folks who were at the meeting I attended, were adamant they would not pay a red cent for amenities. Using that information as a starting point, I left the meeting and put pencil to paper and ciphered that New Urban West could not make a profit unless they put up nearly as many homes as was in Schlesinger's proposal, and that the majority would have to be two-story homes.

And I was right. Not because I'm overly smart, but because it was an easy homework problem.

The crux of the whole issue is that Schlesinger's selling price is too high. If he had not demanded so high a tribute, New Urban West, or someone else, could have designed a plan that would be agreeable to nearly everyone, WITHOUT GOLF. Same amenities, fewer homes, fewer two-stories, less impact on the surrounding neighborhoods. Schlesinger still would have made a boat load of money. That would have been the winning lottery number.

So, I do not support New Urban West's plan because Schlesinger is too greedy to allow a plan to go forward that would be agreeable to most of the citizens around these parts. Even though he poked me in the chest numerous times, I could forgive that for the sake of the community. But his greed knows no bounds and that is very, very, very offensive to me.

Regards - Mark Rogers

From: craigmrog@aol.com
To: [Kristin Blackson](#); [Mike Strong](#); [John Masson](#)
Date: Wednesday, February 15, 2017 12:13:55 PM

Hello,

My name is Craig Rogers and I live at 2116 Nutmeg Street. I was unable to attend the EIR meeting on February 13, but would like to share my concerns about the NUW proposal.

My wife and I moved to ECC in November 2010 after our retirement to enjoy the peace and quite of this great northwest Escondido community. It has been in the past and is still currently a wonderful place to reside. I will be brief.

First and foremost, I accept that the golf course is going to be developed. I wish it could have remained a golf course, however, I am a realist. Things change. Having said that, this is just too many homes to be dumped into the middle of an established neighborhood. This is unlike a developer purchasing vacant land and building. This purchasing of golf courses is a new trend and has not been the norm. Existing property owners are impacted in a very unusual and in my opinion unfair way.

It is difficult for me to understand the mindset of the small minority that support the NUW proposal. Please let me also add, many of these supporters do not even reside in our community.

The average home in California has 2.5 automobiles per household. This development (as proposed), would add an addition 1000 cars to our surface streets. All ingress and egress roads to the villages are on Country Club Lane. You would have to agree with me that this would cause a severe negative impact on the quality of life to our community. Most traffic will be headed to the 15. Nutmeg and Country club will become a nightmare. Also, just last week, El Norte Parkway was restriped with new bike lanes. I can envision trying to get to the 15 and it won't be pretty.

My second concern will be the additional noise that this vehicular traffic will create. Country Club Lane at times is a dragstrip. I don't expect it will improve.

The vast majority is opposed to this much density. It is unreasonable and unfair to the current residents.

In closing, I would ask that the city not change the current zoning for this specific plan. I've only lived here 7 years but have met folks that have lived here for decades. They deserve better than this.

Thank you so much for considering my opinion.

Sincerely,
Craig Rogers

From: [Debbie Rose](#)
To: [Kristin Blackson](#)
Subject: Fwd:
Date: Tuesday, January 31, 2017 4:17:42 PM

Following is an e-mail I sent today to the Escondido Council re: the Escondido Country Club.

Council Members -

I have lived in Escondido Country Club for 21 years. I purchased my home here because of the open space created by the golf course. I also chose this area of Escondido (I moved from Rancho Bernardo) because it was a quiet and safe place for a single woman to live.

I was heart broken when the golf course was closed and allowed to deteriorate. The tactics used by the new owner (chicken manure, cheap fencing, etc) I found to be childish and vindictive. Since the course has closed graffiti and crimes have increased to the point that I no longer feel safe walking in the neighborhood at night.

I signed the petition to keep this area an open space, and I voted down the owners proposition.

Now, this has all dragged on for years. The new developer seems to be creating a neighborhood that is not the same as the surrounding neighborhood. The density of homes and the square footage of the new homes is simply too much for this area.

I understand that the possibility of the city purchasing the land and re-opening a golf course is a dead horse. However, as I understand it, it is the city's fault that the zoning of the course was changed due to an error by a city worker. The people living in the area are the ones that are paying for that error.

If homes need to be built (and I understand that the city wants the revenue created by the property taxes to be paid) then the homes should fit in with the homes currently built around the course. They should be one-level homes of less than 2200 sq ft.

I read everyday that San Diego County has a problem with enough affordable housing for it's citizens, but all the new developments are big houses on tiny lots. The way to push the value of land down is for cities to force developers to build smaller affordable houses. If they can't build big homes, they won't buy

expensive land - supply and demand takes over and the cost of land decreases.
This is probably an oversimplification.

What would be really nice for this area (if keeping the open space is impossible),
would be smaller homes and have the ECC set up as a 55 and older neighborhood.

I love living in Escondido. I shop in Escondido and eat out at Escondido
restaurants. If the golf course becomes another dense, big house area, it will
truly have lost something special.

Please, do not allow the development from NUWI to be built here.

Thank you.

Debbie Rose

1411 Westwood Place, Escondido, CA 92026

From: [Debbie Rose](#)
To: [Kristin Blackson](#)
Subject: Fwd:
Date: Tuesday, January 31, 2017 4:17:43 PM

Following is an e-mail I sent today to the Escondido Council re: the Escondido Country Club.

Council Members -

I have lived in Escondido Country Club for 21 years. I purchased my home here because of the open space created by the golf course. I also chose this area of Escondido (I moved from Rancho Bernardo) because it was a quiet and safe place for a single woman to live.

I was heart broken when the golf course was closed and allowed to deteriorate. The tactics used by the new owner (chicken manure, cheap fencing, etc) I found to be childish and vindictive. Since the course has closed graffiti and crimes have increased to the point that I no longer feel safe walking in the neighborhood at night.

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Debbie Rose

1411 Westwood Place, Escondido, CA 92026

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

PUBLIC SCOPING MEETING COMMENT SHEET

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

WRITTEN COMMENT FORM

See attached

(Attach additional pages as needed)

[Signature] 2/23/17
Signature Date

Mike Rousseau
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

1058 Memory Lane
Address
Escondido CA 92026
City State Zip Code
760-390-9820
Phone Number

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

Hello my name is Mike Rousseau and I live at 1058 Memory Lane, Escondido

RE: Proposed 392 UNIT development of the Escondido Country Club area.

TRAFFIC: There is good reason have serious concerns about traffic and personal safety, with the frighteningly dense 392 UNIT proposal. As a golf course the speed limit was 25 MPH in the cart zone. Although drivers still regularly drove too fast, it has gotten much worse since the course closed, and will become unbearable should the proposed Mega-Village become a reality.

For Example, N. Nutmeg, from the corner of El Norte to Gary Lane is a 2 lane road. There is a third turning only lane from the Fire Station behind Von's to Via Alexandria. The road is normally in poor shape, heavily traveled, narrow in places, contains a dangerous blind corner at Memory Lane, a dangerous blind driveway at 1989 N. Nutmeg, virtually no traffic enforcement of speed limits, yet 3 out of 5 drivers are speeding.

N. NUTMEG AND THE VILLAGES INGRESS & EGRESS: The water drains north along the Golf Course on N. Nutmeg Across from Grace Lutheran, and then turns west on Country Club Lane. Water currently fills the drainage ditch to capacity when heavy rain falls, (see below). This is also the proposed ingress/egress on the Villages plans for a densely populated CONDO & house wing of this proposal (the 12th & 13th fairways). The Ingress/Egress could not possibly be in a worse location. It's directly across from the Preschool/church parking lot and its ingress/egress, over the top of heavy water drainage, 40 feet from a heavily traveled intersection (N. Nutmeg & Country Club Lane) which soon will have a traffic light we can only assume. How's that going to work? What happens when there a line of cars at the current stop sign (future traffic light), and it backs up past the Villages entrance? It seems as though very little thought and effort has been applied, as it pertains to N. Nutmeg.

SPEED: In 20 years of living off of N. Nutmeg, I've seen only 1 traffic officer giving tickets for a few days about 10 years ago. Other than that, traffic enforcement has been virtually NON-EXISTENT. Although the speed is 25 and 35 MPH, traffic regularly travels at 45 to 60. BUT don't take my word for it, send an officer to give a few tickets, and ask him/her the speeds. OR take a few minutes in your day, and go talk to the neighbors on N. Nutmeg. I was able to speak to a few of them.

THE RESIDENTS:

Dorothy Scheer; 1050 Hawaii Place, Corner of Hawaii Place and N. Nutmeg.

"excessive speed prevents us from safely pulling out of Hawaii Place. From the 4 way stop at Country Club people just step on the gas and gun it....they don't live in the neighborhood they're just passing through"

Russ Gillis; 2075 N. Nutmeg.

"It's become dangerous, the danger has increased tremendously. It's become a freeway. People go 50 MPH in a 25MPH zone. People fly through here, and cramming in the amount of home they are proposing is ridiculous. Sometimes I will stop traffic in the morning because my wife is afraid to back out of the driveway".

N. Nutmeg Resident at corner of Memory Lane and La Paloma;

This gentleman told me that over the years he has had: "9 Mailboxes ran over, 4 cars have landed upside down in his driveway, 4 cars landed in his front yard, 2 telephone pole crashes, has lost 1 water meter, and countless road directional signs have been ran over". Currently 1 of the 2 directional signs was run over in the last rain. The stub of a metal post is all that remains. (see photo)

The latest telephone pole crash happened about a month ago. The telecommunication line that fell from the pole, is still laying on the ground today, unrepaired. (see photo).

NUWI TRAFFIC CALMING MEASURES: I am anxious to review any and all proposed traffic calming measures by the developer. If they have a solution to fix the current horrible mess on North Nutmeg, add 392 homes, create a solution to the absence of any traffic enforcement, and be held accountable should traffic worsen, that would be a step in the right direction. I think it's going to be impossible, to add 392 dense housing units and not make things much worse. Each modern household has 2.5 vehicles. That's just under a thousand more cars in the neighborhood. N. Nutmeg and parts of Country Club Lane have become unregulated raceways, and it's highly doubtful NUWI has any solutions for the community.

DISINGENUOUS NUWI: NUWI Talks a good game, but when attending their "neighborhood meetings" the top suggestions from the meetings were 1) Build some 55+ homes. 2) Build some single story homes 3) preserve the integrity of the neighborhood by building something that fits the area. 4) Golf course element. NONE of this was incorporated into their CONDO/ROWHOUSE plans. The overwhelming consensus is the NUWI meetings were just for PR purposes. They just sidestepped the suggestions they predetermined were not going to happen, and then gave us "walking trails"as if we can't walk on the sidewalk. Virtually nothing in this plan is acceptable to 99% of this area. The city council should pay attention to what happened with PROP H....it can happen again at the voting booth, whether it's a proposition or a candidate.

The city's "scoping meeting notice" indicates that the project includes homes designed for seniors. I've been a real estate broker for 15 years, and let me tell you seniors DON'T buy 2 story homes...they just don't!

NUWI has no credible plan for "traffic calming", notice they don't call it "traffic reducing" or "solving the traffic problem". It's a pretty term that suggests that things will be better, once they get to build 392 homes. WHO is going to step forward and take *responsibility* when traffic gets worse? I think we all know the answer to that question....absolutely nobody.

MEMORY LANE: Memory Lane and N. Nutmeg is a dangerous blind corner. Residents on Memory Lane must pull onto N. Nutmeg, but can't clearly see in each direction. Speeding vehicles on N. Nutmeg just add to the EXTREME DANGER. Someone is going to get killed on that corner, it's a matter of time. There are 14 homes on Memory Lane, and every owner is 100% against more Mega-Village traffic, I've talked to all of them and we all vote!



Flooded Village Entrance



Telecommunication lines downed by speeder



Telecommunication line still on ground 1 month later



All that remains of a directional sign is a broken stub

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

See attached

(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

Christina Rousseau *2/22/17*
Signature Date

Christina Rousseau
Print Name

1058 Memory Lane
Address

Escondido CA 92026
City State Zip Code
760-215-9885
Phone Number

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

My Name is Tina Rousseau and I live on 1058 Memory Lane. I am very concerned about the building project called "the Villages". 1) I am wondering why The City of Escondido hasn't done any investigation for density of the area. I don't believe 392 homes can be built because the density has already been used up by the current homes in the area. 2) I am also concerned with our natural resources. We have been in a severe draught and will have another one. How will we sustain so many homes with no water? We already have to conserve our water usage. 3) What about the sewer treatment facilities. We don't have the capacity to handle 392 homes? How will we deal with the waste from all these homes? 4) What about the school systems? Our schools are overcrowded, how will we be able to accommodate another 800 children with no room in schools? 5) What about the traffic? As it is I can barely take a left out of my street onto nutmeg because drivers fly around the corner at 60 miles per hour even though it is 25 miles per hour. There have been many accidents on my corner and I am concerned that there will be many more, with possible deaths, if the traffic isn't controlled. 6) I am very concerned about the wildlife that we have in our area. Their habitat is shrinking and building 392 homes will obliterate any habitat for our natural wildlife. I would really appreciate you taking these items into consideration and not allowing 392 homes to be built in our area.

Thank you

Tina Rousseau

From: Anne Sanchez
Sunbury St. Escondido

Concerns for the Villages Project at the Escondido Country Club

There are concerns that that two intersections in the Country Club community that lead to freeways: W. Country Club Ln at Nutmeg and Country Club Ln at El Norte (which Commuters are already using as connectors toward the 15 and 78 freeways) will be adversely affected by the addition of 392 homes in the former Escondido Country Club golf course.

Also the corner of Center City and W. Country Club Ln and the El Norte/Woodland Park intersections are already highly congested during rush hour commutes. These are already areas of concern and the addition of 392 homes in the country club will add additional traffic danger at these points.

Merging from Sunbury St. onto W. Country Club Ln is presently very difficult during the morning and and afternoon rush hours. The addition of homes will add to this problem.

Pedistrian Walkways

Hopefully thought is being given to the fact that with the addition of amenities at the Country Club site will come the need of more pedestrian crosswalks.

Open Environmental Drainage Channel

The construction of an open environmental drainage channel and bio-filtration system will be a hazard to local children.

From: [Anne Sanchez](#)
To: [Kristin Blackson](#)
Subject: Escondido Country Club Project
Date: Saturday, February 11, 2017 7:39:24 PM

Dear Ms Blackson,

Please include the white paper prepared by ECCHO in the public record and consider its terms in the course of reviewing the Country Club project.

Please note the lots for some of the original units on the golf course were reduced from 7,000 sq. ft. to 2,000 sq. ft. 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, CA

City of Escondido Planning Division,

Thank you for asking for the community that lives in this, already overcrowded community, about our concerns with this development. As a person that has to commute to work I can say that the traffic is beyond capacity already. I get stuck at the light El Norte and Nutmeg an average of 3 times before I can turn onto El Norte. The same issue to get onto the 78 freeways at Woodland or Nordahl. I can't imagine a minimum of 1000 more vehicles also trying to get to the freeways. It is worse trying to come home from work.

This area already has so many clustered apartment complexes and condos. Maybe this was allowed because of the open green space the golf course provided. We are at capacity in the north, west end of Escondido. The traffic is horrendous!

Our roads in the community need to be resurfaced already. Adding all that traffic would be disastrous. Our roads are not wide enough either to handle all that traffic. I drove through the neighborhood and the average number of vehicles per household is 3. Many have 5. Our roads couldn't handle the traffic.

I understand the owner of the old golf course would like to make the most for his investment but this community is already to capacity for building homes. It was planned around open green space and that is why they were allowed to have so many homes on 7000 sq. foot lots and a few one-story condos. Please don't allow that zoning to be changed to smaller lots. There must be another way to make money off of open space land besides cramming in housing. Two story housing on tiny lots?

At the last meeting, a very nice engineer hired by the developer, explained to me some of the things they were planning to do. Most of the open space would be roads, sidewalks, driveways and parking areas for their new development. That is more pavement not open green space. There is no plan to fix the already cracked and damaged roads into the area.

Our roads are not only old and cracked but they are not wide enough to handle all the traffic. The engineer said they had plans to slow the traffic down on Country Club. If you added 1000 or more cars the traffic would be at a dead stop. It would be so hard to get in and out of this community. Worse than it is now if that is possible. That can't be good for emergency vehicles to get in and out either.

What about flood zone restrictions? The area behind the homes on David is a huge flood wash. I was told they will move the flood water behind the existing homes instead of spread throughout the green area like it was originally planned so it could soak into the grass and into the beautiful pond where the ducks lived. That change would cost them lots of money! Would the city and tax dollars be responsible for maintaining their new flood drain? Would it be an eyesore? Putting all that water behind the homes would also put mosquitos and possible flooding behind the homes on David. Would they put up ugly, used fencing like they have now to separate the homes from the huge flood wash? That would be so sad.

Whoever originally planned the golf course drainage was thinking about how it would affect the entire community, home owners and the wildlife in the area. They did a good job. The wildlife could thrive in the area the way it was originally planned. There must be a way to continue protecting the wildlife in the area.

Where would all of these new homes get their water and waste treatment? Hale is already at capacity.

Our schools are overcrowded too. Where would all the new children attend school?

What about wildlife in the area?

What about global warming and the carbon footprint?

I would be concerned about the hazardous materials, noise and dust during construction. We have many elderly in the neighborhood due to the fact that this community was planned around retired people to live their retirement years in an environmentally safe, quiet neighborhood. I can't imagine many retired or close to retirement people would want to live in two story condos.

I hope you would take into account that the majority of the city already voted against this many homes in the Prop H initiative due to traffic, public services, schools overcrowded, water quality, water usage, Public services, aesthetics, greenhouse gas, air quality, habitat, slopes, global warming, the carbon footprint and crime.

Thank you for asking for the opinions of people living in the area. I do miss our country club pool and tennis. I was a member for 20 years like most of my other neighbors and many Escondido residents that didn't live nearby. The golf course was especially a favorite for many in Escondido.

I would probably join their club if it was at a reasonable price like the Escondido Country Club was with swimming lanes and was as nice as our other country club.

Thank you for considering the opinions of the people that live in the area. Our concerns are valid and important for many reasons.

Thank you,

Victoria Schaefer

From: [victoria schaefer](#)
To: [Mike Strong](#); [Sam Abed](#); [John Masson](#); [Kristin Blackson](#)
Subject: Written comment form about the planning of redevelopment of Escondido Country Club open space
Date: Monday, February 20, 2017 5:11:02 PM
Attachments: [Golf Course City of Escondido Planning.docx](#)

Hello Ms. Blackson, Mr. Strong, Mr. Abed and Mr. Masson,

Thank you for considering the feelings of the people that live in the Country Club area. I know the developer wants to make the most money for the open space he purchased but building two story condos on smaller lots would not be good for anyone. The residents of Escondido voted against this amount of homes in Prop H. I am attaching my comment sheet with concerns and valid reasons this would not be a good idea.

Thank you,

Victoria Schaefer

From: [Joe](#)
To: [Kristin Blackson](#)
Subject: Fwd: The Villages Development Plan
Date: Sunday, February 12, 2017 7:00:37 AM

Hi Kristin,
I understand you are a consultant hired by the City of Escondido for the Villages Plan so I have forwarded this e-mail to you.

Regards,
Joe Shuler

----- Forwarded message -----

From: **Joe** <jmshoe1669@gmail.com>
Date: Sun, Feb 12, 2017 at 6:45 AM
Subject: The Villages Development Plan
To: egallo@escondido.org, jmasson@escondido.org, mmorasco@escondido.org,
odiaz@escondido.org, sabed@escondido.org

City Council,

The proposed development for the Escondido Country Club area is, in my opinion, unacceptable. This proposal, with 392 dwelling units, is virtually the same project that was overwhelmingly (over 61% of voters) rejected by the Escondido residents. It is a tragic this situation has progressed to this point. As City Council members some decisions should be made on the basis of right and wrong not just for financial reasons. I believe the City of Escondido should have challenged the court ruling favoring Mr.Schlesinger. From the onset Mr.Schlesinger has been a ruthless tyrant using any and all tactics to unfairly manipulate the residents and the City of Escondido to further his agenda. Honestly, I would love to revert back to an 18 hole golf course but I believe there is compromise. However, allowing 392 dwelling units is NOT a compromise. Please carefully consider, if this development is approved, the kind of ramifications(traffic, water use, fire, police, schools) it would impose on the residents of the Country Club area and the city as a whole. Knowing your limited time, I have kept this e-mail short, but I can further substantiate my position if necessary.

Thank you for your time,

Joe Shuler
Country Club area resident

From: [Connie Smeyres](#)
To: [Kristin Blackson](#); [Mike Strong](#); [John Masson](#); [Sam Abed](#); [Michael Morasco](#); [Ed Gallo](#)
Cc: [Mike Slater](#)
Subject: Case No. ENV 16-0010, SUB 16-0009: Escondido Country Club Plan by NUWI
Date: Friday, February 24, 2017 2:21:28 PM

Escondido Country Club

Case No. ENV 16-0010, SUB 16-0009

Escondido Country Club Plan by NUWI

Dear City Leaders,

We've lived in Escondido since 1980, when we moved here from Pennsylvania. We lived in the San Pasqual Valley, where our son went to school and high school at San Pasqual High, and we all enjoyed the our neighborhood. When our son got married in 2008, our home was too big for two of us. We knew exactly where we wanted our retirement home to be – Escondido Country Club. We had several friends that lived here and we'd come to love the quiet vibe of the community and the older population. We purchased our home in 2009.

We are not golfers, but still enjoyed the amenities of ECC and the close-knit community of similarly aged neighbors. We looked forward to daily walks around the course, and my grandchildren enjoyed pausing to watch the golfers.

My husband and I are AGAINST the proposed development by NUWI, and here's why:

TRAFFIC – The one negative about this community in its current state is traffic. Cars race up/down W Country Club and Gary Lane – both streets I must use. If you add 392 more homes, that's approximately 1,000 more cars (my husband and I have 3 cars), with I don't know how many more trips per day. There aren't enough police to properly patrol these streets now, what will 1,000 more cars do?

NOISE – Like I mentioned, the peaceful nature of this neighborhood is what drew us here. By adding such an unreasonable amount of homes, it will ruin the atmosphere and noise levels of ECC.

HOME VALUES – By creating a dense urban area, home values will not rise - they will

plummet – no matter what NUWI says. The only way home values will rise with development is if we stick to the R-1-7 designation; creating larger ONE STORY homes. Larger and well-made homes that are not cookie cutter cracker-jack boxes are the only way to help our home values. Their proposal is not in keeping with the historic nature of this community.

NATURAL RESOURCES – Having just come through a drought, we all realize how precious our natural resources are; let's not place such a demand on our resources that we ALL suffer.

THE FUTURE – If people want to live in a densely populated environment, then they should buy in one of the lovely high-rises that have gone up near downtown. We moved here for a reason, because it isn't the urban environment that NUWI wants to create. There isn't any green-space in North West Escondido, except the golf course. NUWIs cry of how much green space they're preserving is ludicrous. They say they'll have walking trails – we had that before, they're called SIDEWALKS – we want *real* green space, with all the beauty that provides.

One final point: With respect to the newly implanted vocal few that want a dense, two-story development, check out when they moved here – less than a year ago, and immediately took a position against ECCHO. Schlesinger isn't directly involved, per his agreement with the City, but the timing of these “pro dense neighborhood” implants is quite suspicious.

Thank you for your time and attention.

Michael Smeyres

Constance Siano-Smeyres

1626 David Dr

From: [Richard Miller](#)
To: [Kristin Blackson](#)
Subject: Request- Add to mailing list for notices
Date: Tuesday, January 31, 2017 3:22:48 PM

Ms Blackson,

Please add Sierra Club San Diego to your mailing list for all notices and proposals regarding The Villages-Escondido Country Club project.

Notices can be mailed to:

Document Review

Sierra Club San Diego

8304 Clairemont Mesa Blvd., Ste #101

San Diego, CA 92111

Or notices can be emailed to SCoffice@sierrasd.org

Thank you

Richard Miller

Sierra Club San Diego

Development Coordinator

858-569-6005

8304 Clairemont Mesa Blvd, Ste 101

San Diego, CA 92111-1315

Not a Member?

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Help us continue our good work, [DONATE HERE.](#)

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 (2 PAGES)

(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

Alkay *2/23/17*
Signature Date
JACQUELINE SKAY
Print Name
1423 Westwood Place
Address
Escondido CA 92026
City State Zip Code
(760) 580-7576
Phone Number

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

ATTACHMENT TO WRITTEN COMMENT FORM

First, let me say, I am excited to look forward to a new development on the site of the now defunct Escondido Country Club. I live on the 16th "green" of the old Escondido Country Club. My address is 1423 Westwood Place, Escondido 92026. I was a supporter of New Urban West when they first came to our home to discuss their vision for the future of our neighborhood. I felt encouraged that New Urban West wanted to hear our hopes and concerns and incorporate them into their plans. They promised our neighborhood would retain and or regain some of its former character. If most of what they said was true, then I will support them again, but right now the number of homes proposed is just TOO MANY!

I took notes during our face to face meeting with Jason Han during which he talked about building a "gathering place, with provisions for walking trails, swimming, and tennis." He seemed to be planning amenities that would partially replace the asset our community lost when the Club failed. Nothing in our meetings gave any indication he was considering anything close to 400 homes. Even when New Urban West held the open meeting in the parking lot of the old Club, there was no indication of the number of homes being contemplated. Jason made it clear that the number of homes is driven by the cost of building and maintaining the amenities. My strong preference would be fewer amenities and fewer homes in order to allow NUWI to make the profit it and or Mr. Schlessinger seem to need.

Following are my concerns:

Density. In the past there were some smaller lot sizes permitted because of the special feature of the golf course. None of the proposed amenities come close to the special use of a golf course. There should be no lots sizes less than 7,000 square feet. Sticking to the zoning would necessitate more upscale homes that would drive the profits the developer seeks.

A development such as Oaks North in Rancho Bernardo or even Meadowbrook here in Escondido fits much more closely with the existing neighborhood.

Traffic. I am very concerned that if NUWI builds inexpensive two story homes the buyers will be young families which will necessitate many more cars than one story homes targeted to seniors. Country Club is already a race way, especially in the morning. There is often a line of cars around the block to get on to El Norte Parkway in the morning. I understand NUWI is proposing traffic circles to calm the traffic but I cannot see how that would do anything other than slow commuters down even further, making it even more stressful getting out to work and causing more people to race on any available straight away to make up for time lost in the traffic circle. Inexpensive two story homes on small lots will result in too many cars.

And, as an aside, I would assume to do all this will require cutting down the beautiful old trees that line the center divide. That would be such a shame and would completely alter the peaceful appearance of the area.

Community Amenities. NUWI has proposed a lot of amenities which would be available to the whole neighborhood for a fee. I have concerns the amenities are beyond what the community needs or will support. If NUWI builds a bunch of inexpensive new homes that appeal to young families those families will be struggling to meet their mortgages and will not be able to afford the extra amenities. The neighborhood failed to support a restaurant there in the past-partly due to the restaurant itself, especially as the hours of operation became more erratic and the food quality became unpredictable. Nevertheless, restaurants have a high failure rate and if the restaurant fails and stands vacant NUWI will be long gone and we will be right back where we are now. It would make more sense to have a community center with a kitchen available for special events and leave it at that.

NUWI is proposing a Neighborhood Farm. I cannot believe this is a real proposal and not just a bargaining chip-something they might give up in exchange for something the community might actually use, such as tennis or pickle ball courts. Again, ongoing administration and maintenance of such a Farm is unlikely to be a priority to buyers of inexpensive homes.

Privacy Buffers. The proposed privacy buffers of 50 feet are inadequate. There should be a minimum buffer of 200 feet between the new and existing homes. Nothing will ever replace the open expanse of the once beautiful golf course but a reasonable buffer will help.

Conclusion. In the past the neighborhood was primarily older people. A development such as Oaks North in Rancho Bernardo, or Meadowbrook in Escondido would fit very nicely in the existing neighborhood. Amenities such as a Community Center available for special events, perhaps exercise facilities, a pool, pickleball or tennis would be likely to be supported. Such a development would sell well and succeed long term.

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

RECEIVED
FEB 16 2017
PLANNING DIVISION

WRITTEN COMMENT FORM

KRISTIN BLACKSON,

I WAS ASKED TO GIVE THIS PROPERTY
DISCLOSURE REPORT TO YOU REGARDING HAZARDOUS
MATERIALS FROM HOMEOWNER.

(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

Mike Slater 2/15/17
Signature Date

MIKE SLATER
Print Name

1855 BURLINGTON PL
Address

ESCONDIDO CA 92026
City State Zip Code

Phone Number

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

From: mslater.2014@cox.net
To: [Mike Strong](#)
Cc: khl@lfap.com; [Kristin Blackson](#)
Subject: RE: The Villages; Sub 16-009
Date: Monday, January 30, 2017 4:32:21 PM

Mike Strong,

Thank you for acknowledging receipt of the ECCHO White Paper.

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

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

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

Thanks, Mike Slater
ECCHO President

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

> Mike Slater,
>
> It may be easier to talk in person about your email request. The
> Villages - ECC application includes a specific plan proposal and a
> site development plan (i.e. tentative map application).
> I can meet later this week or next.
>
> I am also confirming receipt of your white paper, dated January 26,
> 2017, which will become part of the public record.
>
> Thanks
>
> Mike Strong
> Assistant Planning Director
> City of Escondido
>
> -----Original Message-----
> From: mslater.2014@cox.net [<mailto:mslater.2014@cox.net>] Sent: Friday,
> January 27, 2017 9:48 AM
> To: Mike Strong <mstrong@escondido.org>
> Cc: Ken Lounsbery <khl@lfap.com>; Mike Slater <mslater.2014@cox.net>
> Subject: The Villages; Sub 16-009

>
> Mike,
>
> ECCHO is considering submitting an alternative concept plan for the
> above noted project. What are the City standards/requirements for such
> a plan?
> I was unable to find any on the City's web site.
>
> Your assistance is appreciated.
>
> Thanks, Mike Slater
> mslater.2014@cox.net
> 619-990-6377

From: mslater.2014@cox.net
To: [Kristin Blackson](#)
Cc: [John Masson](#); [Mike Strong](#)
Subject: Scoping Letter
Date: Tuesday, February 21, 2017 1:13:26 PM

Kristin Blackson,

Items from the scoping letter dated January 25, 2017.

Hydrology and Water Quality: Item IX, g) States No Impact. quote "the project site is not located within a 100-year flood hazard area"

The City of Escondido Report prepared pursuant to Election Code #9212 on July 25, 2014 by Mr. Jay Petrek, item 6.7, Drainage Impacts (page 33) states:"Large portions of the specific plan area proposed by STIR Initiative are within FEMA mapped 100-year floodplain areas that convey drainage from both on and offsite areas" This is the exact same site as New Urban West Inc.'s proposed "The Villages" project. I also checked the FEMA website and it shows portions of the site in the 100-year floodplain. I obtained a copy of the Flood Insurance Rate Map (Panel 0811G) from the City of Escondido Engineering Department showing areas within the 100-year floodplain. This item requires review.

Biological Resources:

Wetland Habitat is present with several ponds that support wildlife, including raptors such as Osprey as well as drinking areas for local mammals. Portions of the area qualify as jurisdictional wetlands, subject to regulation by various state and federal authorities, including the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, the California Regional Water Quality Control Board, and others. All these agencies recommend avoiding wetland impacts, including impacts to U.S.G.S. "blue-line" drainages. Residential development of this land will either eliminate the wetlands present on the property, or severely restrict them by eliminating buffers and reducing biological values, particularly values associated with open space wildlife foraging areas, which are scarce in this part of the City of Escondido. Where wetland impacts are unavoidable, mitigation at 3:1 ratio is typically required. The project will significantly degrade the quality of the environment and quality of life for the residence in Northwest Escondido.

Tribal Cultural Resources:

The Tribal Cultural Archeology study is important, as it is believed that the San Marcos Creek drainage basin was part of the migration routes of the Kumeyaay Native Americans.

Transportation and Traffic:

Traffic has become a definite problem that has increased immensely since moving into the Country Club area in 1992. A traffic problem in particular is vehicles traversing through the area on Country Club Lane in the morning going to work and returning in the evening. This route becomes a major problem when there are issues on the Freeways 15 and 78. Morning traffic exits 15 south at Centre City Pkwy. onto Country Club Lane west to El Norte Pkwy. south on Woodland Pkwy. to Barham Dr. and onto the 78 west. The traffic is reversed in the evening. There are three stop signs on Country Club Lane that many cars do not stop at and exceed the posted 25 mph speed limit.

Land Use Planning:

The project does not take into account the history of the Country Club area. The early creation of lots smaller than the R-1-7 designation through Special Use Permits, Variances, Specific Plans and other various approvals at the time require a density transfer study. If the density transfers had not occurred in the early years there would not have been enough property remaining to have provided the Open Space created by the golf course, Thus

leaving **no** property for the developer/owner to develop. The community is being punished for the Country Club property not being designated Open Space properly by previous City Councils and the City of Escondido 2012 General Plan. This site is not a mere infill residential development, it is Open Space. A proper Density Transfer Study from the first subdivision to the last subdivision needs to be done for a full EIR. If a complete Density Study is not done then the EIR will be deemed incomplete.

Thank You,

Mike Slater
mslater.2014@cox.net
2053 Fuerte Lane, Escondido

From: [Mike Strong](#)
To: ccasey@powayusd.com
Cc: [Kristin Blackson](#); [Bernadette Bjork](#)
Subject: RE: [Website Feedback]: Escondido Country Club Project
Date: Thursday, February 09, 2017 5:13:14 AM

Casey

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

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

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

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

Thank you.

Mike Strong
Assistant Planning Director
City of Escondido

From: Bernadette Bjork
Sent: Tuesday, February 07, 2017 11:50 AM
To: Mike Strong
Subject: FW: [Website Feedback]: Escondido Country Club Project

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Friday, February 3, 2017 9:52 AM
To: Sam Abed <sabed@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; John Masson <jmasson@escondido.org>
Subject: [Website Feedback]: Escondido Country Club Project

Casey/ Smith
ccasey@powayusd.com

Dear Members of the Council,

I must use the democratic privilege and speak to the board before you vote for the proposed project at the Escondido Country Club. Our HOA (Country Club Woods) recently had the

project manager for New Urban West come speak at our meeting, it became very apparent that some of the concerns I (we, but I will speak for myself) have about the development do not have solid answers.

Some of the top concerns are

- Traffic from Country Club area. Especially the south bound I-15 travelers and work commuters. He hadn't even considered an on ramp from Country Club and mentioned how difficult it is to work with Cal Trans.
- Street Maintenance in the area. The roads become very pitted with pot holes (as is the case with Nutmeg right now) before maintenance is performed and the rate of deterioration will rapidly increase with so much more traffic in the area.
- Only 20% of the units are planned for the retired community (floor plan and size) and this is contrary to the current demographics of the area and would change the landscape of the area I chose to purchase a home in. It is my understanding that part of your decision is based upon the community keeping within the character and quality of its current standing!
- Water, Greenspace, infrastructure and over-all congestion are huge concerns that are simply going change for the sake of \$\$\$. We need to be more responsible to the environment.

These are just a few. PLEASE PLEASE PLEASE do not approve of this many homes in the middle of our already established neighborhood.

Thank you for your consideration

Colleen Casey Smith

From: [Suzanne Southwell](#)
To: [Kristin Blackson](#)
Subject: Objections re: The Villages at ECC
Date: Thursday, February 23, 2017 12:37:39 PM

Ms. Kristin Blackson, Contract Planner
Escondido, Ca.

Dear Ms. Blackson,

My husband and I have lived at 1405 Calle Redonda Ln. since 1975. Our home overlooks the 8th Fairway area. While we realize that the former golf course will be developed in some manner, we believe that 392 homes are TOO MANY.

This neighborhood has been a beautiful, tranquil, close to Nature area, lovely to walk, enjoyable to live in all these years. The existing Condos on Gary Lane were built a few years back, with that developer getting an exception to provide 'greenspace' for the Condos, because of the golf course. With the present plans by New Urban West to plunk down 392 living units, the 'greenspace' is destroyed for everyone. The houses on David were also built by exception, smaller lots than zoned and with no backyard, patios ending at the blades of grass belonging to the golf course. Now the current developer wants to destroy any semblance of patio enjoyment by closing in their area with 2 story structures!

Based on New Urban West's own numbers, the total acreage is 109.

NUW would use 46 acres for various trails, club house, pool, tennis, and space dividers, leaving 63 acres for housing. The General Plan states the 109 acres are zoned for 5.5 du. Multiplying 109 by 5.5 we get 599 units.

Taking 35% off that number, gives us 390 units, not 392. If you divide 63 acres by 390, you get a density of 16.2 du per acre not 5.5. Not even close. This creates incredible density of people, probably a minimum of 780 new residents, with likely 780 more cars on a narrow and not well maintained county road, leading to the 15 freeway, or Center City Pkwy.

The existing schools are maxed out, elementary, middle and high school in this area. No existing land for growth, as the once open land is being built out on Ash St. and the side streets connecting. Meanwhile, at the Villages the new streets and exits are minimal, which I would think are a safety issue for Fire and Police support.

All in all, this New Urban West plan needs reworking to move the style of units around and reduce the number. I pray you agree.

Thank you for your consideration of our concerns.

Suzanne Southwell

From: leia@cobalt360.com
To: [Sam Abed](#); [John Masson](#); [Michael Morasco](#); [Ed Gallo](#); [Olga Diaz](#); [Kristin Blackson](#)
Subject: Country Club
Date: Thursday, February 09, 2017 12:55:15 PM

Good Afternoon. I am a resident of the Country Club community here in Escondido. My husband and I bought in this neighborhood because of safety, the greenery, the golf course, the clubhouse facilities, and the overall pride in ownership this community has. I realize that the situation with our community has dragged on, but that should prove to you the love your city residents have for their neighborhood.

We are a young family with 2 children and have had an expectation of where we would raise our children. My father was a commercial and resident builder who respected his city and worked with the residents and council. I understand both sides. City Council is meant to support the residents of the city, not an outsider looking to make a profit. At this point, we are not opposed to a new subdivision occupying some of the green space. The idea that 392 homes would be built is unacceptable, especially after it was voted down and then "disguised" as another plan by a mediator company.

My family is concerned about the overall value of the community going down due to the following: condos, condensed housing, traffic, less greenery, and increased burden on neighborhood schools. This neighborhood was established as a place for people to come retire and enjoy the quiet. Having a large subdivision built on the acreage would take away all of the things the residents here treasure. I believe we in the Country Club community are not opposed to houses being built here; we are just opposed to the less than scrupulous manner in which the events have unfolded.

WE are your city. WE are the ones who saved our money and dreamed of living here. This is the only north county neighborhood that is recognized as a NICE place to live that isn't gated. A large subdivision would take that away. This email may be a small voice, but if you put the developers interest before the interests of your constituents, our votes will be shouts that you will hear loud and clear. Thank you.

Sincerely,
Spencer and Amy F - Country Club Residents

From: [Jerry Swadley](#)
To: [Ed Gallo](#); [John Masson](#); [Kristin Blackson](#); [Michael Morasco](#); [Olga Diaz](#); [Sam Abed](#)
Subject: NUWI plan to develop ECC
Date: Monday, February 13, 2017 12:04:05 PM

Escondido Planning Department:

Blight or not, "The Villages", NUWI's current development plan is not optimal for our community, but is driven by the high procurement cost of the land from Michael Schlesinger. It requires NUWI to request exceptions, that violate the R-1-7 zoning upheld by CA Superior Court ruling, just like Michael Schlesinger's Prop H did. Both plans maximize his Return on Investment (ROI) but cause severely overcrowded issues in our neighborhood, and Prop H was already rejected by 61% of Escondido voters. I request all deficiencies listed in the multi-page letter from the City of Escondido to NUWI regarding their development plan, be addressed thoroughly, completely and corrected without exceptions to code regulations. Whether, you support the "Renewal of the Country Club (ROCC)" group members regarding development, or, you support the "Escondido Country Club Homeowners Organization (ECCHO)" group members regarding development, a compromise is needed. Our community should work together as partners with both groups, the City Council and NUWI for a "Miracle on Country Club Lane". Our Community, the City Council and NUWI priority is representing and protecting Escondido needs and not acquiescing to the greed of Michael Schlesinger. It's time for "REAL" compromise from the ECC property owner, not continued rhetoric on developmental differences between neighbors, and move onward!

Without the Escondido City Council providing strong leadership and standing up for what's best in Escondido, our future looks dim from either a blighted field or an overcrowded, unsightly development. In my personal conversations with every council member, their intent was not to force a plan on ECC residents we don't support. We do not support the current NUWI high density plan, but a plan meeting R-1-7 zoning without exceptions could be a compromise. Thank you.

Jerry Swadley

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

From: [Jerry Swadley](#)
To: [Kristin Blackson](#)
Cc: [Bill Martin](#)
Subject: Public Scoping Meeting Comment Sheet
Date: Friday, February 24, 2017 8:47:00 AM

Kristin,

Thank you for introducing yourself and visiting with us at the Public Scoping Meeting on the Escondido Country Club project. As an ECC resident living on the 5th fairway of the defunct golf course since 2004, I've been significantly impacted by the actions and nonactions of the current ECC property owner. The Villages Specific Plan Project Description is onerous to me as a current resident, but with significant changes to meet current zoning requirements and consistency with the existing "one story" dwellings, it could be acceptable. Therefore, please accept the following as my comments to the Environmental Checklist Form (Initial Study Part II).

-
I Aesthetics – I take exception to item b) that there will be no impact on trees and rock outcroppings that are visible from by property. There may be Potentially Significant Impact and should be discussed and analyzed in the EIR.

II Agriculture and Forestry Resources – No additional comments.

III Air Quality – The proposed restaurant might create objectionable odors per item e) and should be analyzed.

IV Biological Resources – The EIR should compare the impact of the new development against the biological resources present when the ECC property was preserved prior to 2013 as open green space and not the current feral field created by the current property owner. Items a), b), d) and e).

V Cultural Resources – No additional comments.

-
VI Geology and Soil – I take exception to item d) that the project area is well drained and moderately well drained. After rains the #1, #7, #10, #12, #13 and #17 fairways do not drain well at all. I request they be analyzed as potentially significant Impact.

VII Greenhouse Gas Emissions – No additional comments.

VIII Hazards and Hazardous Materials - I take exception to item h) that the project will not have significant risk of wildfires. During last year's San Marcos Wildfire, flames were clearly visible from my property and concerned that blowing embers and ash could reach my property. This should be analyzed as potentially significant impact.

IX Hydrology and Water Quality - No additional comments.

X Land Use and Planning – I take exception to item a) that the project will have less than Significant Impact on physically dividing an established community. Neighbors

across the current open space have kept an eye out for my property, warning of coyotes, questioning if outside lights were meant to be on, warning a pet might be on the loose, warnings of trespassing, etc. That sense of security will be lost if 2 story houses with a privacy fence around them is built in the middle of our community. I request this be analyzed as a potentially significant impact. I also request the impact in item c) be analyzed relative to the natural community conservation plan in place when the property was open green space instead of the feral field it is now.

XI Mineral Resources – No additional comments.

XII Noise - No additional comments.

XIII Paleontological Resources – No additional comments.

XIV Population and Housing - Item a) has “less than significant Impact” box checked, but description says “potentially significant Impact”

XV Public Services - Only comment is that there will be SIGNIFICANT IMPACT on Public Services.

XVI Recreation - No additional comments.

XVII Transportation/Traffic – I take exception to item d). The biggest concern for traffic and dangerous intersections are: 1) Country Club Lane and El Norte (the bottleneck is not traffic turning eastbound, but traffic turning westbound. The westbound traffic on El Norte backs up to Bennett and the southbound traffic on Country Club Lane wanting to turn west on El Norte backs up well into our neighborhood, 2) the intersection at El Norte and Woodland Parkway backs traffic wanting to turn south on Woodland all the way back to Bennett. The two left hand turn lanes on El Norte to go south on Woodland should be extended back toward Country Club Lane by a significant amount, and 3) Country Club Lane is a short cut from I-15 to El Norte for traffic wanting to go west on Highway 78. Country Club Lane needs to be 4 lanes all the way from Centre City Parkway to El Norte to handle the significant increase in traffic from the Villages project, however, 4 lanes will increase the dangerous speeding problem we already experience. I consider this “MAJOR” SIGNIFICANT IMPACT and should be carefully studied and analyzed.

XVIII Tribal Cultural Resources – No additional comments.

XIX Utilities and Services Systems - No additional comments.

XX Mandatory Findings of Significance - No additional comments.

Looking forward to an updated EIR in a few months. Thank you.

Jerry Swadley

1959 David Drive

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

From: [Jerry Swadley](#)
To: [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Olga Diaz](#); [Sam Abed](#)
Cc: [Kristin Blackson](#); "bmartin@escondido.org"
Subject: NUWI "The Villages"
Date: Friday, February 24, 2017 10:08:58 AM

Escondido City Council:

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

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

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

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

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

Jerry Swadley

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

From: [Greg Taylor](#)
To: [Kristin Blackson](#)
Subject: homes
Date: Thursday, February 23, 2017 8:45:22 AM

we the people voted down building homes
on ECC. All it takes is money an you can do what you want. NO homes! Greg Taylor

From: [John Thomas](#)
To: [Kristin Blackson](#)
Subject: NUWI Escondido Country Club Development Proposal
Date: Tuesday, February 07, 2017 5:16:39 PM

Kristin:

My wife and I are residents of the Escondido Country Club area. We also own and operate a business in this neighborhood. I am writing you to provide my thoughts on the NUWI development proposal for the ECC property.

When the NUWI proposal was publicized, I was dismayed to find it to be a plan that simply puts a fresh layer of lipstick on the "Schlesinger pig". The community and the entire city overwhelmingly rejected Schlesinger's, Proposition H proposal. The NUWI proposal is a simple re-submittal with no improvement.

As you may know, many of my neighbors feel betrayed by the city's decision to abandon the defense of the city's land use decision. After all, it was city government that created the opening that that Schlesinger is currently exploiting. It should be city government that solves the problem that it created.

Poway seems better served by it's representatives. A three-point agreement reached between the StoneRidge Country Club and homeowners now calls for an improved 18-hole golf course to remain operating and for housing to be built on no more than 12 percent of the land.

Contrast that agreement with the current NUWI proposal for 400 homes around the Escondido Country Club property. No contest.

The planning process must create neighborhoods that are desirable and avoid unpopular development plans that completely change the character of a neighborhood. For the past 30 years, the best and highest use for the Escondido Country Club land has been for recreation. The neighborhood relies on the open space and requires the continued existence of open space and breathing room for the well being of it's residents. This space is an integral part of the plan for the neighborhood and part of the life of residents. The preservation of small amount of open space should be the goal of city government. They are elected to represent residents, not land developers. Since the city did not fight for the residents, I fear that the city is not in a good position to represent the real interests of residents of the Country Club neighborhood and join their efforts to keep this neighborhood intact.

Any development project that is planned for this property will negatively impact many of the residents. There is no residential development scenario that I can envision that will be accepted and receive approval of a majority of the residents. However, the reality of living in homes that are surrounded by a large, unmanaged property for years, has created a slow slide into acceptance of some level of development by a small number of residents.

I have noticed that many reports refer to this property as blighted. I disagree. If the ugly fence was removed and the land owner showed pride of ownership and did some modest landscaping, it would be quite beautiful and a valuable asset to the community, as is.

Leadership is clearly lacking in Escondido. By now, the city government should have represented it's residents and provided a clear view of the types of uses that are acceptable for this property. I think the city should buy the property and turn the majority of it into a park and recreational facilities. This could be easily financed through use fees and limited development of a 10% to 20% of the property.

It is the city's interest to lead residents and find a solution that contains sufficient positive qualities and appropriate mitigations to offset the damages many residents have already incurred and are likely to be incurred as any development project is built out. We are 3 years into this. After reviewing the NUWI proposal, it occurred to me that the cradle to grave schedule for this development is likely to be 10 – 15 years. That is a long time for residents to endure uncertainty, blighted views of ugly fences, then noise, construction, loss of open space, and increased traffic.

The clearest solution to this issue is for the city to purchase the property and work with residents to plan funding for a great park and recreation space addition to the city. I noticed that this solution will likely be a small percent of the funds that the city currently uses for excessive overtime and bloated pensions.

If the city does not take action to build parks instead of residences I know that there will be an opportunity to review many of the negative impacts of a major development project during the planning process. Here are the ones I am interested in participating in.

Destruction of a working, functioning, coherent neighborhood

Clustering of high density, two story houses in a neighborhood of single story homes. Eliminating views, invading privacy, and creating noise and congestion. The current proposal will destroy the neighborhood.

Roads and Traffic

The exiting road infrastructure is barely adequate for the current residents plus Emerald Heights. It will be completely unacceptable during and after construction.

Impact of Quality of Life of Residents

This well planned neighborhood has been turned into a blighted war zone. Not good. This condition is going to get worse during planning and construction.

Over the next year or two the main issue that need to be addressed is improvement of the quality of life during the planning and construction phases and then ensure that a project is selected that brings enhancements to the area not the destruction of a coherent neighborhood.

Here are my suggestions for addressing the most pressing of these issues

- Negotiate with the owner to abate the blighted appearance of the property. Take down the fence. Undertake some limited summer watering and landscape care. Where fencing is absolutely necessary, perform fence maintenance to ease the complaints of homeowners adjacent to the property.
- Investigate the use of eminent domain to return most of the property to it's best and highest use as open space and parklands.

If development is inevitable because of city politics, here are my ideas for creating a more acceptable project:

- Cut the number of housing units to 50 to 100.
- Grant no zoning variances on lot size unless the total count of houses is dramatically reduced and 50% or more of the open space is returned permanently to the community.
- Establish a 200 foot buffer between any new two story and existing one story houses.
- Enhance the plan to restore breathing room to existing houses on small lots that border the golf course and whose owners relied on it's views when making a purchase decision. Some owners are OK with adjacent open space, others find that solution unworkable and would rather have larger lots.
- Establish restrictions to eliminate the possibility of renting of any of the new homes for 10 years.
- Improve the major arteries, intersections and access to Freeways 15 and 78. Nordahl/ El Norte/ Nutmeg currently do not work well.

Summarizing

The NUWI plan/proposal includes several hundreds of lots that are either 2300 or 3200 square feet. Absurd! There is no reason for the community to accept or allow this. While there was good reason for small lot sizes around the golf courses in the original development plan, they made the project work. The only reason that I can see for cramming in hundreds of units now is to maximize profits flowing to Slessinger.

I looked at the open space planned for the development. It is small and will not be open to current residents of the area. It will be private and only usable to residents of the NUWI Villages. The open space is really just unbuildable areas and will largely be composed of pathways between privacy fences in the development. This "open space" will essentially be a tunnel between old and new homes that nobody can use. What a deal; no thanks. Open space should be spacious and usable, not strips of marginal waste land.

I also see that the development will require complete reengineering of the intersections in the immediate area of development. The intersection of Nutmeg and El Norte is currently impacted. It will need a major overhaul as will the intersections of El Norte and Woodland and the intersection of Country Club and Nutmeg. I also believe the on ramp to 15 South will become unusable during rush hour further impacting nearby intersections. Is the city ready to expand Nordahl to 4 lanes and reengineer El Norte?

There is little or no support in the community for the current high density proposal. If development is inevitable, we need to find a project that has broader appeal. At least 75 acres must be transferred to the city and returned to open space/ parklands for all to enjoy.

This is a long email. Thanks for your patience and I look forward to working with staff in the interest of finding a solution to this planning challenge that city government has created for the community.

Regards,
John A Thomas
jontms1@gmail.com
(831)-419-7882

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

Plot map needs to be posted on line now! An election should be required to change any zoning to the property. The additional traffic will impact not just our area, but, Vons, Walmart etc. This would require additional lanes all the way up Nordahl. Will the County (properties on this road) allow eminent domain? The last enviromental report was a joke. It did not show a true representation of the diverse wildlife that live here. You will need to put in wildlife thoroughfares along Gary and Nutmeg. We have a variety of herons, yellow orioles, finch, weasels, possum, racoons, Bobcats, coyotes, and turtles.

The development is too dense. A firetruck would not be able to enter and turn-around. More exits would need to be added in the event of a fire.

When Judge Maas made his ruling it was decided that any development that would be built would be single family homes. No condo's! The current developer is using deceptive advertising techniques stating

next page.

(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

Susan C. Thompson-Wagner

Signature Date

susan thompson-wagner

Print Name

2054 camino dr.

Address

Escondido, Ca 92026

City State Zip Code
760-294-2138

Phone Number

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

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

Page two, susan thompson-wagner

The development was supposed to be single family home, minimum lot sizes 3,000 to 7,000 sq. feet.

Now NUWI has added attached town homes, saying they are age targeted for seniors. According to the Department of Fair Housing accessibility guide lines these do not meet any of the ten safe harbors identified by HUD. I could sue him for false advertising. In addition to these guidelines he would have to address disabled parking for each unit including elevators(HUD).

NUWI needs to rethink the number of homes, and design standards set forth by our Mayor, Judge Maas, and and the city council. A lot of promises have been made by NUWI that are not legal and misrepresentative of what they are really doing. They need to cut the homes to a maximum of 200.

The design of the homes should assimilate well into the community. (Thus far I'm afraid they will look like "Harmony Grove"or, Lennar communities that are definite warts on our community.)

(Attach additional pages as needed)

susan thompson-wagner 2/15/17

Signature Date

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

Address

City State Zip Code
760-294-2138

Phone Number

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

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

Our family is excited ~~at~~ and support
the developers plan. This area of
Escondido needs parks and walkways,
a face lift and ~~to~~ traffic claiming
on Country Club / Golden Circle,
NUW, will address that.

(Attach additional pages as needed)

 2/15/17
Signature Date

Robert Tippet
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

1852 Pamela Lane
Address
Escondido CA 92026
City State Zip Code
703-851-7847
Phone Number

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

email - Stippet71@gmail.com

From: [Mike Strong](#)
To: stippett71@gmail.com
Cc: [Kristin Blackson](#); [Bernadette Bjork](#)
Subject: RE: [Website Feedback]: Development for the Old Golf Course
Date: Thursday, February 09, 2017 5:11:50 AM

Scott,

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

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

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

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

Thank you.

Mike Strong
Assistant Planning Director
City of Escondido

From: Bernadette Bjork
Sent: Tuesday, February 07, 2017 11:44 AM
To: Mike Strong
Subject: FW: [Website Feedback]: Development for the Old Golf Course

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Friday, February 3, 2017 3:12 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]: Development for the Old Golf Course

Scott Tippet
stippett71@gmail.com

Respective City Council Members,

I am writing to you about my concern of the blight and lack of movement with the improvements for the Old defunct golf course off of Country Club Lane.

Our home is located on Pamela Lane and this eyesore is directly in my back yard, We look at an old sand trap that is used frequently by the neighbors cats as a litter box, gophers come from the area and into our yard damaging our grass, shopping carts and graffiti our a constant distraction as we drive passed the old Club House.

With that said I have met and received information from a developer, New Urban West who has taken of the responsibility of developing the neighborhood, they talk of placing walking trails, rebuilding the entrance and placing a restaurant and a few shops where the current club house is along with some traffic claiming ideas to help with the speeding issues that presently exist on Country Club Lane. All of these ideas seem wonderful and are much needed. At the rate the neighborhood is slipping backwards these new improvements would mean a lot to me and my family as it would raise our home value and bring back price to this community.

I know that you are and have met with a group called ECCHO who claim to speak for this community, well they do not speak with me, I recently went to a meeting of theirs to obtain additional community information but I could not stand to hear what they were preaching....They asked for donations to fight development and said they had plans for improvement but would not share those plans because they felt there were opposing opinions in the room - yes there were people there that don't share ECCHO's ideas but they were there because this is everyone community not just theirs. During this last election ECCHO was slandering an Escondido City Council Member (Olga Diaz) stating she was receiving funds from the developer (please research the ECCHO Facebook and Website to obtain info) and through their support behind another person just this past the last election? Not sure why they would go after a member on the City Council that doesn't represent this district?

My point and hopes are that collectively that you will see that there are people in the community that want a new and responsible change and I hope that NUW is given a fair chance and you look and take their development plan seriously .

Thanks for your time and looking out for the residents of Escondido...

From: [Diana Towne](#)
To: [Kristin Blackson](#); [Mike Strong](#)
Cc: [John Masson](#)
Subject: My Opinion on NUW's Proposed Development
Date: Friday, February 24, 2017 10:37:10 AM

As a 30 year resident of the City of Escondido, I have many fond memories spent at the Escondido Country Club (ECC) whether it was a fund-raising golf event, or dinner and dancing, the ECC was a great venue – it its day. I was younger then and always thought that the ECC area was a "nice retirement community" and how fortunate everyone who lived here was to have such a peaceful living environment in which to live out their retirement. Now that I am older, I too live in the ECC neighborhood. Matter of fact, I've lived in the ECC area for the past 13 years of my 30 year residency in this city, and I have something to lose or gain based on the decisions made.

While not a NYMBY, I am in favor of smart growth, which to me means putting developments in areas where suitable and that complement the surroundings, while affording a respectable quality of life for the new residents and at the same time enhancing the lives and quality of life of current residents.

Like many of us living here who attended the NUW meetings I was very encouraged by all the talk from NUW - how they were going to listen to the neighborhood and bring forth a proposal that we would all benefit from. A development that would complement and be similar in form and type to the existing neighborhood. But, what is offered in their plans is not what I understood they were proposing and it certainly wasn't what was discussed in the meetings I attended.

The proposal specifically calls for all two story homes, which does not conform to the design (single story) of the majority of the homes in the ECC neighborhood and I strongly feel the number of homes is far too many for the acreage. No more giant boxes on tiny lots with little or no yards, driveways, or parking areas. No one needs or wants more cars parked along the streets obstructing sight lines for oncoming traffic, children, pets, etc. Overcrowding is not conducive to safety or quality of life expectations.

With the addition of more than the number of appropriate dwellings our already very busy main and side streets will have more cars driving on them than they can safely handle. The impact on my quality of life, my neighbors and friends will be 10-fold to the negative. Witness the line of cars waiting to pick up elementary students from the surrounding schools; witness the lines of cars lined up to get on/off the nearby freeway on/off ramps – such traffic problems impact the entire community and create safety issues. Traffic isn't just the issue here, it's the impact that overdevelopment creates on the community.

SMART GROWTH is good growth but over crowded, over-developed growth must be a thing of the past. Neighbors don't need to be packed in like sardines - it destroys everyone's quality of life.

I am thankful for the EIR process and the opportunity it affords me to provide my input. Thank you for your consideration.

Sincerely,

Diana Towne

1415 Anoché Glen

Escondido, CA 92026

760-432-6767

From: mju.1955@gmail.com on behalf of [Michael Uhl](#)
To: [Kristin Blackson](#)
Subject: Escondido Country Club
Date: Friday, February 24, 2017 12:18:56 PM

Hello Kristin - I'd like to share my perspective on the ECC project currently before you.

My name is Michael Uhl, and I am a resident of Escondido, California. I still remember the first time I drove through the neighborhood in 2005. I was dating a woman that already lived in the city, and in fact was an employee of the City of Escondido at the time. We were coming back from a visit to Temecula when she asked me to take the Center City/Country Club exit off of I-15 – she wanted to show me the area that she dreamed of living in some day.

When we got married and started looking for a home of our own, of course we looked in the Country Club area. We found a nice little house and started doing our research. I distinctly remember the seller's agent telling me about all the benefits of the house – especially the golf course so close by – giving us lots of open space and recreational opportunities. I immediately challenged her: “you can't guarantee me that there will always be a golf course there!” but she remained steadfast: “oh yes, it is in the public record. The homes in this area were developed with the golf course as an offset for variances to the zoning guidelines. Small lots, reduced set-backs, narrow streets and other details were mitigated by the large ‘open space’ afforded by the golf course. Development of the property will never be allowed.”

We bought the house, I joined the country club, and life was good. The club changed hands a couple of times, and it didn't seem to be doing all that well, but this was during the Great Recession and we felt that all would eventually work out. We were shocked when we heard that a Beverly Hills developer had bought the property, but still held out hope that the golf course would remain. We were very saddened to learn the club was to be closed and turned into housing. That wasn't what we had been promised.

I also remember Olga Diaz stating that she had personally researched available property for development in Escondido, and the golf course area was not listed as a potential property.

When the City issued a 1200 page report on the history of the property I scoured it for answers – how could this happen? I found page after page of specific variances that had been granted to the developers over the many years that all these homes were being built. In each case, reference to the golf course and the open space it represented was the offset for these variances.

It is my belief that this area has already been fully built out. There are already too many cars driving on these narrow streets, especially when you consider how the ratio of cars to people have changed since the original standards were created. There are certain choke points that already create dangerous traffic conditions especially on Gary and Nutmeg Avenues.

The heavy handed tactics used by the developer in this case is great cause for concern. Dumping chicken manure next to people's homes, claiming that supporters of the Open Space Initiative were involved in illegal activities and his hiring pickets for polling sites calls into question his character. Can he be trusted to do the right thing?

When the golf course was closed, the owner said that he could not afford to operate the club at a loss. It doesn't take a finance major to conclude that he could have afforded to keep the club open for 5 years with what he spent in only two years to promote his plan.

And now New Urban West continues to participate in questionable activities. Their recent mailing to me claimed that current zoning law supports building over 600 homes on the property, but they are only asking to build 392. They further state that they are only going to build on less than half the property. But if they put 392 homes on less than 50 acres, the density is 800 homes per 100 acres – more than allowed by the current zoning rules. Their claim is disingenuous to say the least. They claim that they need to build that many homes for the project to be 'financially viable'. When you buy an investment there is no guarantee that you will make a solid return on that investment. Sorry, but if a smaller development isn't financially viable then he should find something else to do with his time and money.

Unless the developer has the ability to widen our streets, create larger lots for existing homes and create more open space for the benefit of the current neighbors, I don't see why we should be penalized for buying homes in this area. My home is worth less now than when I bought it, although other areas have recovered, and it is because we are going to lose one of the major reasons that people bought these homes in the first place. I know that I am not guaranteed a ROI on my home, but I expect the City to protect home values with proper zoning laws that are enforced for the greater good.

Schlesinger should have done his research. The City of Escondido should have done more to insure that this property could not be developed. It is a flood area! The issue should have been properly litigated based on the intent of the City when the area was originally developed.

I understand that the property will never be a golf course again. I can live with that. The City has the ability to do the right thing for the residents of Escondido. Protect the quality of life that we've invested in. If the developer can't make a fortune on fewer homes, he should sell the property to someone who will work with the existing neighbors.

Thank you for your consideration.

Michael & Liane Uhl

1551 Vaquero Glen

Escondido, CA 92026

From: [Mike Strong](#)
To: hoodean@gmail.com
Cc: [Kristin Blackson](#); [Bernadette Bjork](#)
Subject: RE: [Website Feedback]: ROCC and Support for New Urban West Development
Date: Thursday, February 09, 2017 5:19:39 AM

Hoodean

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

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

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

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

Thank you.

Mike Strong
Assistant Planning Director
City of Escondido

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Tuesday, February 7, 2017 1:13 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]: ROCC and Support for New Urban West Development

Hoodean Vafaei
hoodean@gmail.com

Hi There,

The recent coverage by the Union Tribune has been concerned that only the minority's side is being told here. As a homeowner on the edge of the derelict Escondido Country Club, I have a personal stake as well as a community interest in moving forward with New Urban West's vision for the space.

Everyone who i've met since moving into this home has been for this vision and is eager to get some movement going on this project. The idea of halting efforts because "the majority" of the community wants a Golf Course to be reborn of the ashes of the old Country Club is both false and unmistakably impractical.

Please listen to the rest of the community who have been scrambling to get their voices heard and who are NOT taking money from the community (like the puppeteers of ECCHO have been doing). We are looking to revitalize and reinvigorate the life of this community, which is quickly transforming to a youthful, open-minded neighborhood.

Renewal of the Country Club has met numerous times with New Urban West Development and we would love to sit down with the opposing members in the community as well as the Escondido City Council (or a representative) to discuss issues and keep the "he said, she said" mentality at a minimum.

Thank you for your time,
Hoodean Vafaei

From: [Lois Vanderpol](#)
To: [Kristin Blackson](#); [Mike Strong](#); [John Masson](#)
Cc: [Sam Abed](#); [Michael Morasco](#); [Ed Gallo](#); [Olga Diaz](#)
Subject: ECCHO
Date: Saturday, February 18, 2017 8:49:36 PM

This message is from Mike and Lois Vander Pol.

We have lived at 1561 David Dr., Escondido since 2001.

Before coming here we lived in
in Taipei, Taiwan for nineteen years,
in Daly City, near San Francisco for eight years, and
in Manila for nine years.
We know the business and busyness of those cities.
We had to learn to navigate in those cities, and in
many ways we enjoyed
the cosmopolitan environment.
Yet, we also know the beauty and attractiveness of
our present city,
Escondido. We appreciate the quietness and serenity
of this part of
this Hidden Valley.
We know that houses and living places need to be
built in this area,
but we do plead that we scale down the number of
dwellings so that we retain
a sense of "The Hidden Valley" in the shadows of LA
and San Diego.

[In closing, we thank you very much for all the time and energy you give
on behalf of the residents of Escondido.](#)

Yours truly,
Mike and Lois VanderPol

From: [Tommie Vaughn](#)
To: [Kristin Blackson](#); [Mike Strong](#); [John Masson](#)
Cc: [Sam Abed](#); [Michael Morasco](#); [Ed Gallo](#); [Olga Diaz](#)
Subject: Public Scoping Meeting Comments THE VILLAGES Case No. ENV 16-0010, SUB 16-0009
Date: Friday, February 24, 2017 12:12:55 PM

I am a resident of the Escondido Country Club community. Today I live directly across the street from the former Escondido Country Club in the Barcelona Homeowners Association. Over forty years ago I lived above the 9th Green on Gary Lane. I love the Escondido Country Club Community. It is in fact, the Jewel of Escondido.

EVERY issue involving this proposed project which is being vetted by your good offices are a concern to me. Foremost, this is the same project that was proposed by Michael Schlesinger in the first place and was SOUNDLY defeated by Proposition H. His fingerprints are all over it and NUW is simply his front. We can, and will, put forth an additional Initiative to stop this incompatible project if necessary.

In place of pleading my case on every point under consideration, which I could voluminously do, I will defer to you and your staff's professional expertise to identify the obviously disqualifying elements present. Also I am sure that other concerned residents have pointed out to you, their specific concerns on these other points.

I do have two primary points that I would beg you to consider above and beyond all of the technical elements.

1. 392 homes are TOO MANY. Make that 392 TWO STORY homes are TOO MANY. Make that 392 TWO STORY homes with many ATTACHED are TOO MANY. Make that 392 TWO STORY, some attached, homes shoe-horned onto narrow golf course fairways between existing predominately single level, individual Ranch Style homes. The bottom line is that the project is for too many *incompatible* homes being squeezed into an area that was never designed to accommodate houses. Every other element of concern will automatically be negatively impacted if this obscene plan is approved.

It will be out of compliance with any conceivable general plan of conformity. It will increase the carbon footprint. It will overwhelm water demand and waste treatment infrastructure. Traffic will be unmanageable, dangerous, and unsustainable. Schools and hospitals will be stressed. All support systems will be burdened from Fire, to Police, to road maintenance, to utilities. Neighborhood crime and noise will increase. Not just the Escondido Country Club community but the entire complexion of the Northwest portion of the City of Escondido will be forever changed and negatively impacted.

2. I live next to the Flood Control Channel where the rain water runoff from the entire Escondido Country Club flood plain flows south. Water runoff begins above and empties into Reidy Creek and travels in rectangular concrete channels and a large pipe under Center City Parkway. Water continues to collect from the hills and other terrain in the Country Club area and flows through a concrete pipe under Country Club Lane and empties out above ground traversing through the property of the Barcelona Homeowners Association in an environmental flood control channel that consists of a small pilot channel within a landscaped earthen channel which we maintain. This specific property was at one time also considered a flood plain and homeowner's were required by FEMA to purchase flood insurance.

A part of the requirements for the Escondido Country Club golf course and housing project development was to acknowledge the flood plain designation and ensure compliance with all regulations related to such a designation. Even the design of the course itself was impacted by slope and open space requirements to accommodate the flood plain. Holding ponds were required to slow down the runoff and many other stringent drainage, sewer, and flood control requirements were put in place including the construction of the environmental flood control channel beside my home. All of these accommodations were designed on the specifications of the flood plain flowing through a golf course.

If that former golf course is covered with houses, asphalt roads, cement walks and driveways, not to mention automobiles, the bare earth golf course benefit to flood control will not only be negated but the new hard surface will increase runoff multi-fold. Additionally the water flowing through our property will be contaminated by oil and gas from the automobiles, as well as fertilizers, pesticides and other chemicals from the landscaping and human

activity. The result will be downstream contaminated flooding due to the current flood control channels being insufficient to handle the increased runoff. Obviously FEMA will intervene and insist on homeowner's purchasing flood control insurance and may even condemn some properties. As an aside -- it would probably be a prudent requirement to purchase flood insurance since the new runoff flow would surely overwhelm the current accommodations.

In closing I would ask that your good offices look beyond the technical minutia of the specifics of this proposed plan. I would beg of you to consider the overall negative impact of such an obviously oversized and incompatible attempt to force a greedy robber baron's money grab on the good citizens of Escondido.

This project is not to build houses on a large standalone undeveloped plot of land in the City of Escondido. It is a plan to squeeze 392 two-story houses, built on postage stamp sized lots, into an existing established neighborhood. This is unsatisfactory and I choose to believe you will do the right thing and disapprove this travesty. Thank you,

Tommie and Sandye Vaughn
1784 Solana Glen
Escondido, CA 92026
760-658-6261

From: [Crystal Vermillion](#)
To: [Kristin Blackson](#); [Mike Strong](#)
Subject: Scoping Study
Date: Friday, February 24, 2017 3:24:56 PM

Dear Ms Blackson and Mr Strong,

Thank you for the opportunity to express my concerns regarding the plan to build 392 homes in the Escondido Country Club community.

The impact of 392 new 2 story homes/condos would have a staggering negative affect on this community. The proposed plan does not fit the existing blueprint of the neighborhood. The atmosphere of the neighborhood would be entirely different. No longer would we have the quiet neighborhood with open space and the views we now have. The reason many of us moved here!

In the "White Paper" submitted Jan 26, 2017 it is stated that a density study was done on 5 subdivisions in the Escondido Country Club development. I understand there are a total of 19 housing projects all together. I feel a complete and proper density study of all the subdivisions must be done. It is the responsibility of the city and the developer to do this. Going forward without a complete and proper study would be irresponsible, negligent and unfair to the existing residents. Particularly those who have homes along the golf course property.

Traffic is already a problem in this neighborhood. Country Club Lane is a bottleneck in the morning and evening rush hours. Commuters use Country Club Lane as a short cut from 15-78 and vice versa. Adding 800-1000 more vehicles to the community will create gridlock in addition to the noise created by all that traffic.

According to FEMA there are some areas in the golf course property in the 100 year floodplain. I believe Mr. Petrek made reference to this in the City of Escondido Report in 2014.

While it appears we may be out of the recent drought we must continue to conserve water and protect our natural resources. Adding 392 homes will place a huge demand on our water supply.

Respectfully,
Crystal Vermillion
2053 Fuerte Lane

From: [Ranka Vukmanic](#)
To: [Kristin Blackson](#)
Subject: Escondido Country Club
Date: Friday, February 24, 2017 2:34:16 PM

Hi,

My name is Ranka Vukmanic, and I live in neighborhood of Escondido Country Club. My opinion about and opposition to Proposed Development of Country Club with almost 400 houses:

1. Proposition H was defeated because of just about the same number of houses proposed and submitted to the City. City shouldn't accept anything not in line with will of the city voters. City of Poway did show Mr. Schlesinger what he can and cannot do, and protected its residents.
2. The proposed plan will affect tremendously quality of life of residents already live there. City has to take in consideration history of Country Club and original idea of community.
3. Traffic congestion on El Norte Parkway. It is already bad enough. It would be worse adding more improvements along the street, not just for Country Club residents!
4. Environmentally this part of the City needs green belt and calm area. Lot of families with small children and retired people live in the area.
5. As much as I know the area is in flood zone, that's concern as well.

Sincerely,

Ranka Vukmanic

Sent from my iPhone

From: Kkawac@aol.com
To: [Kristin Blackson](#)
Subject: NUWI project
Date: Monday, February 06, 2017 7:58:21 PM

Dear Kristin Blackson, Contract Planner,

I am writing regarding my concerns for the building that is being planned on where the Escondido Country Club was located.

I have lived in that area for 46 years and so loved the golf course and the green. I was so proud of the northern part of Escondido. My children as they grew up used the Country Club and when my son became an adult he and his family joined. I

walked there from the time I was 30 to my late 70's.

You are probably saying why should I care about this? As a Contract Planner I am sure you want to

consider the neighbors in the area and what their lives will be like now with the traffic, the water problems, the lack of green no places to walk. Please help us to still be able to enjoy our last years in a wonderful place to live on this side of Escondido.

Thank you for reading this.

Sylvia Wacknitz
2148 Rockhoff Rd.
Escondido, Ca. 92026
kkawac@aol.com

From: [Mike Strong](#)
To: Kkawac@aol.com
Cc: [Kristin Blackson](#)
Subject: Re: Building on the Country Club Golf Course
Date: Wednesday, February 22, 2017 11:47:09 PM

Sylvia,

Thanks for the email. And yes, we are trying to facilitate a process that is transparent, inclusive, and fair.

Stay in touch, and continue to express your concerns. It is much appreciated.

Mike

Sent from my iPhone

On Feb 16, 2017, at 3:42 PM, "Kkawac@aol.com" <Kkawac@aol.com> wrote:

Mike Strong, Assistant Planning Director

Forty Six years ago my father built us a home in the Escondido Country Club area. The home is still standing and we are too. We love it here.

We have loved being in this area all these years walking, playing tennis, swimming, golf, raising our children. Our son when he became an adult also joined the Country club and enjoyed it with his family.

I am writing you because of my concern for this green area on the north side of Escondido.

Of course I do not like change unless it is for the better. All these homes proposed to be built will cause traffic problems, school problem, water problems.

I am sure as an assistant planning director you want the best for our town the neighbors in the area and the people of our good town.

One thing that seems so sad is that the majority of Escondido voted to keep this area green yet here we are looking at the building of many, many homes.

I realize you have a very difficult job but hope you will consider the

old, the young and look for the best for all of us. A man with the last name Strong must be a man that can get good things done. Thank you for reading this.

Sylvia Wacknitz
2148 Rockhoff Rd.
Escondido, Ca. 92026
kkawac@aol.com
760-747-4543

From: [Mike Strong](#)
To: [Kristin Blackson](#); [Bernadette Bjork](#)
Subject: FW: [Website Feedback]: New Urban West's proposal re EscondidoCountryClub
Date: Thursday, February 09, 2017 5:15:58 AM

From: Mike Strong
Sent: Thursday, February 09, 2017 5:15 AM
To: gawsd@cox.net
Subject: RE: [Website Feedback]: New Urban West's proposal re EscondidoCountryClub

Gail

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 12:00 PM
To: Mike Strong
Subject: FW: [Website Feedback]: New Urban West's proposal re EscondidoCountryClub

From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Tuesday, February 7, 2017 9:18 AM
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's proposal re EscondidoCountryClub

Gail & LeRoy Westwood

gawsd@cox.net

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

From: [Molly](#)
To: [Kristin Blackson](#); [Mike Strong](#)
Subject: Country Club Development
Date: Wednesday, February 22, 2017 6:03:25 PM

Dear Ms. Blackson, Mr. Strong,

Please deny any high density housing in the Country Club area.

The traffic repercussions alone present a nightmare scenario to current residents. The development being proposed would negatively affect the quality of life of every resident of the neighborhood. Permanently.

The Country Club neighborhood has always been special. Quiet and beautiful, the personality of the neighborhood is what attracted the residents. Allegedly protected by Escondido's master plan, the low density and low traffic were assured. Now those of us who truly appreciate the neighborhood are being forced to potentially sacrifice the very things that make this neighborhood special.

If we had wanted to live next to hundreds of two-story houses crammed together on miniscule lots, we would have moved into that type of neighborhood. If we had wanted heavy traffic and long lines, we would have moved into that type of neighborhood.

Instead, we chose the gem of Escondido. And now a unique neighborhood in Escondido sits at the edge of destruction.

The addition of 392 homes will completely destroy the charm of the neighborhood, making it just another high traffic area.

Please: no high density housing project.

Sincerely,

Molly Whitehead
2080 La Habra Street

From: [Marilyn Wild](#)
To: [Kristin Blackson](#)
Subject: ECC development
Date: Thursday, February 23, 2017 8:32:11 AM

Please be advised by a resident in this community that the plan submitted to you is not satisfactory. Their are too many homes planned and will cause school crowding, congestion on the already crowded roads. Another problem, the homes are not designed for seniors like is the developer states. Their are few seniors that want a 2 story homes.

Sent from my iPhone

From: [Mike Strong](#)
To: [Marilyn Wild](#)
Cc: [Kristin Blackson](#)
Subject: Re: ECC development
Date: Friday, February 24, 2017 10:26:58 AM

Marilyn,

Thanks for expressing your concerns.

We will make sure that any school based impacts are analyzed, in addition to many other potential areas of concern.

After these areas of study are fully analyzed, we will reach out to you so that you can review and comment on the results.

Thanks

Mike

Sent from my iPhone

> On Feb 23, 2017, at 8:36 AM, Marilyn Wild <tutumarilyn@aol.com> wrote:

>

> No on the number of homes planned for this development and the 2 story plan for seniors. Please understand that we already have congestion on our roads in getting on 78 and 15. What is going to happen to over crowding our schools.

>

> Sent from my iPhone

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

PUBLIC SCOPING MEETING COMMENT SHEET

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



WRITTEN COMMENT FORM

*My main concerns with regard to
The Villages centers around the
possible overtaking of available
resources, i.e.*

- need for school (s)*
- Police and fire protection*
- Environmental impact*
- significant increase in traffic*
- Noise pollution*

(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

Robert Waldin 2/12/17
Signature Date

Robert Waldin
Print Name

1471 Vaquero Glen
Address

Escondido, CA 92026
City State Zip Code
760-745-6634
Phone Number

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

From: [Drew Wonacott](#)
To: [Kristin Blackson](#)
Subject: Proposed Development - Escondido Country Club
Date: Friday, February 24, 2017 11:01:58 AM

Hello Ms. Blackson,

The Escondido Country Club is a retirement community that was established in the 1960s and 1970s. The proposed development is not in-keeping with the historic nature of the Country Club neighborhood and its purpose as a retirement community. The golf course is the only open space in the area and the center piece of the neighborhood and Country Club. The proposed development replaces the beloved golf course with 392 houses. The Escondido City Council voted 5-0 to stop development by changing the zoning to open space. In 2014, the voters rejected by over 60% an initiative by the developer to build houses.

Please tell the developer he will need to revise his plan to maintain the current purpose of the Country Club as a retirement community. This should include a golf element or less homes and much more open space.

The Mayor indicated in a public forum that no development will be approved by the City unless it is supported by the Country Club neighborhood.

Thank you,
Drew Wonacott
1744 W. Country Club Lane
Escondido, CA 92026

From: [Diane](#)
To: [Kristin Blackson](#)
Subject: Esc country club
Date: Wednesday, February 22, 2017 9:23:38 PM

Please our neighborhood cannot bear 392 homes! It's peaceful here we want it to stay that way! Thankyou so much Diane Wood

Sent from my iPhone

From: [Diane Yerkes](#)
To: [Kristin Blackson](#)
Subject: country club
Date: Wednesday, February 22, 2017 7:25:24 PM

Hello,

My husband and I are Don and Diane Yerkes. We have lived in the country club area since 2004, at 1214 La Paloma Glen. We moved here because of the club and the very pleasant Buena Ventura neighborhood.

We were members of the club and enjoyed spending time and playing golf there. We held two parties there as well as hosting a niece and fiancée for their pre-wedding party. We also had many meals there, took guests there, and so enjoyed the place.

We both worked, talking to neighbors, getting signatures, and contributing to the ECCHO effort to prevent Mr. Schlesinger from building way too many homes on the property.

Today we continue to be distressed about the way the property looks. We are also concerned about several things:

- overbuilding (the numbers are too similar to Mr. Schlesinger's plan) which was voted down by the voters throughout our city;
- insufficient green space in either of the plans;
- increase in traffic that will negatively impact all of us in the area;
- development in the time of drought, which we believe is not over at all, is unwise;
- impact on the sewer capacity and natural drainage control for this area.

The number of years that this property has become an eyesore, together with the years ahead of construction, make it very difficult for residents in this area to feel positive about our neighborhood. We hope the city will step up and help us keep this neighborhood as a wonderful place to live. The northwest part of Escondido deserves it.

Thanks for your time and interest.

Sincerely,

Diane Yerkes

Diane Yerkes, Ed. D.
Writing Coach and Editor
Professor Emerita,
San Diego State University
760-781-1160, 760-207-1124