

Dear Ms. Diaz,

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

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

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

Respectfully,  
Anne Sanchez  
Sunbury St.  
Escondido, CA.

Dear Mr. Gallo,

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

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

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

Respectfully  
Anne Sanchez  
Sunbury St. Escondido

Dear Mr. Morasco,

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

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

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

Respectfully,  
Anne Sanchez  
Sunbury St.  
Escondido

Dear Mr. Abed,

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

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

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

Respectfully,  
Anne Sanchez  
Escondido

My name is Paula McFadyen,

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

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

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

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

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

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

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

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

prevent our homes from being flooded in the future.

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

Dear Escondido City Council

I live in the Country Club neighborhood.

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

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

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

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

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

2. Another concern is how long it will take to get onto Highway I-15 going South from El Norte. It can already take 2 rotations of the traffic lights to get to I-15 through the intersection of Nutmeg and El Norte at busy times of the day. *With the change to Village 3 accessing nutmeg it will be even harder to get out on La Paloma & increased parking on nutmeg will make it more dangerous*

3. I am concerned with noise problems on the walkways and parks as given the small yards I do not see any places for the children to play but

Meredith p. 1

on the streets and the walkways very close to the houses of the current neighborhood residents.

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

5. The nearby areas of smaller lots, which the developer seems to be using to justify smaller lots in this development, are condos not single family homes

7. The developers say that they are targeting retirees yet all homes are to be 2 story homes.

8. In looking at the new neighborhoods being built to the East of this proposed development the yards are much larger and yet based on the initial signage for these developments it seems like the prices are similar. This does not seem right.

9. I am also concerned about my ability to drive onto Country Club or Nutmeg from my home during busy hours due to increased traffic.

10. I am concerned about the proposed traffic circles as methods of slowing traffic. In my experience of traffic circles it significantly slows the ability to drive through an area because of the decreased efficiency as the cars try to decide whose turn it is - but what happens is that people drive even faster between the circles to make up for the delays. I suspect that modern traffic lights are more expensive than traffic circles and that is the reason that the developers want to use circles

Alissa and Gordon Meredith  
1121 La Mirada Ave.  
Escondido, CA 92026

*Are our schools ready for the increased population,*

My name is Paula McFadyen,

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

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

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

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



810 Mission Avenue  
Oceanside, CA 92054

(760) 966-6500  
(760) 967-2001 (fax)  
[www.GoNCTD.com](http://www.GoNCTD.com)

November 28, 2016

Mr. Mike Strong  
City of Escondido  
Planning Division  
201 North Broadway  
Escondido, CA 92025

Re: The Villages

Dear Mr. Strong:

Thank you for the opportunity to review and comment on The Villages Development Project located on Country Club Lane in Escondido.

The North County Transit District's (NCTD) staff has reviewed the vesting tentative map dated October 27, 2016, and identified four (4) bus stops located within the project area. NCTD has the following recommendations for bus stop improvements:

1. Construction of a 10' x 24', ADA compliant concrete pad located westbound on West Country Club Lane, between Arroyo Glen and Capistrano Glen
2. Construction of a 10' x 24', ADA compliant concrete pad located westbound on West Country Club Lane, approximately 150' east of La Brea Street
3. Construction of a 10' x 24', ADA compliant concrete pad located eastbound on West Country Club Lane, approximately 100' east of La Brea Street
4. Construction of a 10' x 24', ADA compliant concrete pad located westbound on West Country Club Lane, approximately 20' west of Nutmeg Street

These recommended improvements allow for safe, convenient, and ADA-compliant access to transit service. Thank you again for allowing NCTD to review and comment on this project. Should you have any questions related to this review, please feel free to contact me at (760) 966-6655, or via email at [jdunning@nctd.org](mailto:jdunning@nctd.org).

Sincerely,



Johnny Dunning, Jr.  
Manager of Service Planning

cc: Damon Blythe, Deputy Chief of Transit Operations Planning, NCTD

**BOARD OF DIRECTORS**

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**GENERAL COUNSEL**  
Lori A. Winfree



# San Diego County Archaeological Society, Inc.

Environmental Review Committee

2 February 2017



To: Ms. Kristin Blackson, Contract Planner  
Planning Division  
City of Escondido  
201 North Broadway  
Escondido, California 92025

Subject: Notice of Preparation of a Draft Environmental Impact Report  
The Villages  
ENV 16-0010, SUB 16-0009

Dear Ms. Blackson:

Thank you for the Notice of Preparation for the subject project, which was received by this Society last month.

We are pleased that cultural resources have been included in the list of subject areas to be addressed in the DEIR. In order to permit us to review the cultural resources aspects of the project, please include us in the distribution of the DEIR when it becomes available for public review. Also, in order to facilitate our review, we would appreciate being provided with one copy of the cultural resources technical report(s) along with the DEIR.

SDCAS appreciates being included in the environmental review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File

February 3, 2017

To whom it may concern:

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

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

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

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

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

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

*Signed,  
Lena E. Bishop*



February 8, 2017

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

Re: ECCHO - New Urban West Development Plan

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

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

My concerns are as follows:

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

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

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

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

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

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

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

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

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

Sincerely,

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

Ralph Kosoff

1541 David Drive

Escondido, CA 92026

**[ralph.kosoff@cox.net](mailto:ralph.kosoff@cox.net)**

760 746-7500

February 8, 2017

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

RE: The Villages Development Proposal – Formerly the ECC

Ms. Blackson,

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

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

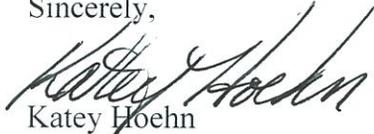
Second - Air Quality: There will be a significant increase in emissions with all of the additional traffic, let alone the vehicles idling for extensive periods of time during congested commutes. Then you factor in the heavy equipment diesel emissions during the construction (estimated at 5 years for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

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Katey Hoehn". The signature is written in black ink and is positioned above the printed name.

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

2/9/17

Re: City Hall Planning Dept.  
Meeting

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

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

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

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

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

Barbara A. Day  
1846 Burlington Pk.  
Est. 92026

February 11, 2017

City of Escondido – Planning Department

Re: The Villages Development Plan

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

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

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

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

Sincerely,



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

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

**PUBLIC SCOPING MEETING COMMENT SHEET**

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

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**WRITTEN COMMENT FORM**

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*Please see attached.*

*(Also emailed to City Council)*

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(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](mailto:kblackson@escondido.org)

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

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

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

The area is already traffic challenged.

The homeowners have already lost value in their homes.

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

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

Respectfully submitted, Gail and LeRoy Westwood

February 12, 2017

To: Sam Abed, Mayor

Re: Construction of dwellings @ ECC

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

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

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

Sincerely,

  
Allen & Barbara Waite, 1850 Firestone Drive.

February 12, 2017

To: John Masson, Deputy Mayor

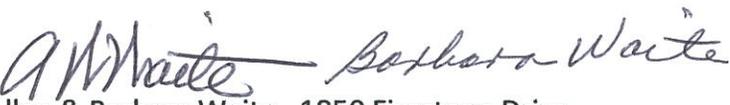
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Sincerely,

  
Allen & Barbara Waite, 1850 Firestone Drive.

February 12, 2017

To: Mike Morasco, Council Member

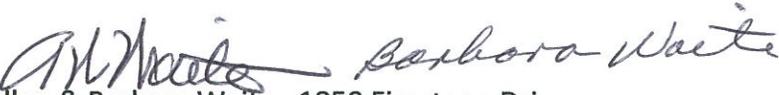
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Sincerely,

  
Allen & Barbara Waite, 1850 Firestone Drive.

February 12, 2017

To: Ed Gallo, Council Member

Re: Construction of dwellings @ ECC

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Sincerely,

  
Allen & Barbara Waite, 1850 Firestone Drive.

February 12, 2017

To: Olga Diaz, Council Member

Re: Construction of dwellings @ ECC

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Sincerely,

Handwritten signatures of Allen and Barbara Waite in cursive script.

Allen & Barbara Waite, 1850 Firestone Drive.

February 12, 2017

To: Kristin Blackson, Contract Planner

Re: Construction of dwellings @ ECC

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

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Sincerely,

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

Allen & Barbara Waite, 1850 Firestone Drive.

February 13, 2017

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

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

Dear Ms. Blackson:

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

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

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

#### 1. Aesthetics:

The Agenda Report for the May 26, 1981 Planning Commission meeting, noted that although zoned R-1-7, the "Land Use Element and the Open Space element of the General Plan identify this property as 'Golf Course' designation- an Open Space category." (City's Report 7/23/14) The General Plan stated the Country Club property was *a low density residential classification*. NUWI's 392 homes will not be consistent with this premise and will conflict with existing aesthetics and policies in place during the build out of the country club property which relied on the golf course's continued existence as open space offsetting the impact of housing on smaller lots.

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

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

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

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

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

## **2. Air Quality:**

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

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

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

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

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

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

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

### **3. Biological Resources:**

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

### **4. Geology and Soils:**

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

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

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

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

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

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

The NUWI vesting paperwork shows the following:

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

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

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

##### **5. Greenhouse Gas Emissions (GHG):**

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

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

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

<sup>5</sup> Cover sheet for NUWI Tentative Map for the Villages, Title Sheet, sheet 1

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

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

1. Electricity production for the projected 392 homes would predictability increase greenhouse gas emissions. Electricity represents 45.9% of 2010 Emissions Generated by Source.<sup>7</sup> The NUWI development would increase consumption of heating, lighting and appliances. Electricity, gas and other fossil fuels for the clubhouse and amenities as well as exterior lighting would also contribute to the GHG emission levels.
2. Transportation to and from the NUWI development will result in 4600 trips per day.<sup>8</sup> This increase in traffic wherein 100% of the fossil fuel used for transportation<sup>9</sup> will result in increased levels of GHG emissions throughout the city. The 2010 city's draft climate action plan states "employee commute" accounts for 17.3% of GHG emissions by source.<sup>10</sup> This percentage will go up with the 392 homes proposed and will affect the City's efforts to comply with AB 32.
3. Population increase associated with these 392 homes will increase industry's use of fossil fuels to produce goods from raw materials that the new population will demand.
4. Large land areas like the Country Club property absorb CO<sub>2</sub> from the atmosphere or sources of greenhouse gas emissions. Reduction of available open space from 110 acres to 46 acres or a reduction of 42% of the available open space thus effectively reducing the mitigation of GHG emissions through land absorption while increasing the GHG emissions through human activities associated with increased populations.
5. Increased solid waste and wastewater will result with the 392 unit housing proposal. There will be an increase in solid waste disposal which will impact landfill methane levels due to the increase in population. Wastewater going to the recycling facility will also impact existing infrastructure and may warrant replacement or upgrades to existing waste water facilities. Approximately 7.9% of 2010 emissions are generated by solid waste and waste water treatment facilities per the City's draft climate action plan of 2010.<sup>11</sup>
6. The electricity needed to generate the water pumps from Rincon and the City to deliver water to the new residents will be sourced from fossil fuels and increase GHG emissions.
7. Analysis of construction-related emissions should include the effects of equipment and worker-trip vehicle exhaust as well as fugitive dust. Other potential sources of construction emissions include building materials, asphalt, and architectural coatings.
8. This project would consume nonrenewable energy resources such as fossil fuels, natural gas and gasoline for automobiles and construction equipment. It would increase GHG emissions as a result of these operational activities.
9. Ongoing maintenance and operation of the new developments would entail a further commitment of energy resources in the form of petroleum products (diesel fuel and gasoline), natural gas, and electricity.

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

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

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

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

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

**6. Hazards and Hazardous Materials:**

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

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

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

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

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

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

**7. Hydrology and Water Quality:**

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

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

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

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

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

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

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

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

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

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

## **8. Land Use and Planning:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **9. Noise:**

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

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

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

#### **11. Paleontological Resources:**

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

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

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

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

## **12. Population and Housing:**

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

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

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

## **13. Public Services:**

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

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

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

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

#### **14. Recreation**

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

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

#### **15. Transportation and Traffic:**

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

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

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

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

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

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

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

#### **17. Cultural/Tribal Cultural Resources:**

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

#### **18. Utilities and Services Systems:**

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

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

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

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

**19. Mandatory Findings of Significance:**

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

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

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

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

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

  
Mary Coffey  
1855 Burlington Pl.  
Escondido, CA 92026

February 13, 2017

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

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

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

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

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

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

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

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

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



Barbara Waite  
1850 Firestone Drive

February 13, 2017

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

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

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

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

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

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

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

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

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

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

Barbara Waite  
1850 Firestone Drive

February 13, 2017

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

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1850 Firestone Drive

February 13, 2017

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Barbara Waite  
1850 Firestone Drive

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

**PUBLIC SCOPING MEETING COMMENT SHEET**

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

---

**WRITTEN COMMENT FORM**

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

• I'm concerned about traffic

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

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

(Attach additional pages as needed)

Anne Sanchez 2/13/12  
Signature Date

Anne Sanchez  
Print Name

**MAIL or E-MAIL FORMS TO:**

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

1884 Sunbury St.  
Address

Esc \_\_\_\_\_  
City State Zip Code

760-739-9360  
Phone Number

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

**City's EIR Scoping Meeting February 13, 2017**

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

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

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

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

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

**Depending on what the new builder does to the existing retention and detention ponds our property could become a disaster. We would assume the new builder will put in a new drainage system in pipes on their property that would drain onto our property where the huge drain pipe exists currently. If the CC property flood drainage system ends at Country Club Lane at the existing drain pipe, the Barcelona property will be in great jeopardy. As it is with these rains we have had this winter, the water rises up to our top step on the walkway across our swale. It is a few feet below the walls of homes backing up to the swale.**

**This is about a 15 foot slope. Is there any way you as the City can require the builder of the CC property to put pipes on our property so we won't have the problems we now have with drainage from the CC? We just had to pay to have our arroyo cleaned out of all the debris washed over here from the CC property and it is not cheap. We had a major problem during the existence of the Country Club with the ponds and the ducks. At least twice a year the ponds would be cleaned out and the "duck sludge" would be pushed over to our property and we would get a three to four foot high pile all along our arroyo, a huge mess that we would then have to pay to have cleaned up. And the Smell!! (Maybe not quite as bad as the Chicken incident - but bad enough).**

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

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

**Thank you for your time.**

**Vivian Holland  
Homeowner/Officer  
Barcelona Homeowners Association**

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

---

**WRITTEN COMMENT FORM**

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

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

(Attach additional pages as needed)

**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](mailto:kblackson@escondido.org)

*Alan Colter 2/13/17*  
Signature Date

*Alan Colter*  
Print Name

*1425 Calle Redonda Ln*  
Address

*Escondido 92026*  
City State Zip Code

*760-294-3612*  
Phone Number

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

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**WRITTEN COMMENT FORM**

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

(Attach additional pages as needed)

 2/13/16  
Signature Date

Frank G. Miglin  
Print Name

1412 Calle Redonda  
Address

Escondido CA 92026  
City State Zip Code

760-747-2755  
Phone Number

**MAIL or E-MAIL FORMS TO:**

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

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**WRITTEN COMMENT FORM**

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

(Attach additional pages as needed)

Monica Giotta 2-13-17  
Signature Date

Monica Giotta  
Print Name

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

**MAIL or E-MAIL FORMS TO:**

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

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**WRITTEN COMMENT FORM**

#2 Too Many Homes

TRAFIC

DENSITY

Air QUALITY

FLOOD ZONE

Noise + DIRT TRAIL CONSTRUCTION

(Attach additional pages as needed)

*Don Ashfort*

2/13

Signature

Date

DON ASHFORT

Print Name

1134 W. COUNTRY CLUB LN  
Address

Esc

92026

City

State

Zip Code

Phone Number

**MAIL or E-MAIL FORMS TO:**

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

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**WRITTEN COMMENT FORM**

---

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

---

---

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---

---

---

---

(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](mailto:kblackson@escondido.org)

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

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**WRITTEN COMMENT FORM**

*Please see the  
attached statement.*

(Attach additional pages as needed)

**MAIL or E-MAIL FORMS TO:**

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

*James Adler*  
Signature \_\_\_\_\_ Date \_\_\_\_\_

*JAMES ADLER*  
Print Name

*1926 Freestone*  
Address

*Escondido, CA 92025*  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
*760 420 7830*

Phone Number

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

Date: February 13, 2017

To: The City of Escondido

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

Re: Scoping Meeting related to NUWI Proposed Development

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

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

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

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

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

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

Date: February 13, 2017

To: The City of Escondido

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

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**THE VILLAGES**  
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**WRITTEN COMMENT FORM**

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

(Attach additional pages as needed)



*Kathy Striebel* 2/13/17  
Signature Date

*KATHY STRIEBEL*  
Print Name

*2016 DAREN GLEN*  
Address

*ESC CA 92026*  
City State Zip Code

*7604320158*  
Phone Number

**MAIL or E-MAIL FORMS TO:**

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

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---

**WRITTEN COMMENT FORM**

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

(Attach additional pages as needed)

*Gene Striebel* 2/13/17  
Signature Date

GENE STRIEBEL  
Print Name

2016 PAREN GLEN  
Address

ESC CA 92026  
City State Zip Code

760 432-0158  
Phone Number

**MAIL or E-MAIL FORMS TO:**

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

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February 13, 2017

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

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

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

Drew Wonacott  
1744 W. Country Club Lane  
Escondido, CA

2-13-2017

To the Escondido City Counsel

Dear City Counsel

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

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

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

Sincerely Yours,

Barbara C. Conrad

1434 San Carlos Pl.

Escondido, CA 92026

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

**THE VILLAGES**  
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ESCONDIDO, CA 92025

---

**WRITTEN COMMENT FORM**

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

(Attach additional pages as needed)

Mary T Fry 2/13/17  
Signature Date

Mary T Fry  
Print Name

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

**MAIL or E-MAIL FORMS TO:**

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

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201 N. BROADWAY  
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**WRITTEN COMMENT FORM**

I am a new member to the neighborhood and learned about the proposed development. This would be a negative project for the following reasons:

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

I am against this development proceeding.

(Attach additional pages as needed)

*M. Thomas* 2/13/17  
Signature Date

*Mervyn Thomas*  
Print Name

*1744 Country Club Lane*  
Address

*Escondido CA 92026*  
City State Zip Code

*760 804-2219*  
Phone Number

**MAIL or E-MAIL FORMS TO:**

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

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

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**WRITTEN COMMENT FORM**

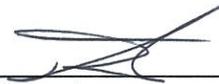
I THINK THERE IS A NEED FOR  
MORE AFFORDABLE HOUSING  
IN THE CITY OF ESCONDIDO.  
I'M A REAL ESTATE BROKER  
AND APPROVED LENDER WITH  
THE CITY. ANYTHING ~~AT~~ I OR MY COMPANY  
CAN DO TO HELP ~~BE~~ PLEASE  
CONTACT ME.

---

---

---

(Attach additional pages as needed)

 2/13/17  
Signature Date

Ignacio VENTURA  
Print Name

1761 Sally Place  
Address

ESC. CA 92026  
City State Zip Code

760 473-3903  
Phone Number

**MAIL or E-MAIL FORMS TO:**

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

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**WRITTEN COMMENT FORM**

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

(Attach additional pages as needed)

Cathy S. Weseloh 2/13/17  
Signature Date

CATHY WESELOH  
Print Name

1974 PINEHURST AVE  
Address

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

**MAIL or E-MAIL FORMS TO:**

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City of Escondido  
Escondido Planning Division  
201 N. Broadway  
Escondido, CA 92025  
E-mail: [kblackson@escondido.org](mailto:kblackson@escondido.org)

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**WRITTEN COMMENT FORM**

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

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

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

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

THANK YOU FOR YOUR CONSIDERATION.

David McFarland 2-13-17  
Signature Date

DAVID MCFARLAND  
Print Name

1826 FIRESTONE DR.  
Address

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

**MAIL or E-MAIL FORMS TO:**

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

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201 N. BROADWAY  
ESCONDIDO, CA 92025

WRITTEN COMMENT FORM

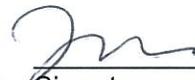
THIS IS NOT THE RIGHT PLAN FOR OUR  
COMMUNITY. IT IS NOT SUSTAINABLE.

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

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

(Attach additional pages as needed)

- 6- WATER IMPACT / DEMAND
- 7- POLLUTION! CONSTRUCTION!

 2-13-17  
Signature Date

JAMAL AMY  
Print Name

MAIL or E-MAIL FORMS TO:

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

NO!

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

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ESCONDIDO, CA 92025

---

**WRITTEN COMMENT FORM**

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

---

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---

---

---

---

---

---

(Attach additional pages as needed)

  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Greer Taylor  
Print Name \_\_\_\_\_

**MAIL or E-MAIL FORMS TO:**

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

2435 N. Summit Cir GEN  
Address \_\_\_\_\_  
ESD CA 92026  
City State Zip Code  
Phone Number \_\_\_\_\_

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

2-13-2017

To the Escondido City Counsel

Dear City Counsel

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

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

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

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

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

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

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

Brian Fieldman

1865 Cortez Ave.

Escondido, CA 92026

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

**THE VILLAGES**  
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**WRITTEN COMMENT FORM**

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

(Attach additional pages as needed)

 2/13/17  
Signature Date

Dyanna GRIMES  
Print Name

2125 N. Nutmeg St.  
Address

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

**MAIL or E-MAIL FORMS TO:**

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

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2-13-2017

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



Brian Fieldman

1865 Cortez Ave.

Escondido, CA 92026

## City's EIR Scoping Meeting February 13, 2017

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

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

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

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

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

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

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

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

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

Thank you for your time.

Vivian Holland  
Homeowner/Officer  
Barcelona Homeowners Association

**THE VILLAGES**  
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201 N. BROADWAY  
ESCONDIDO, CA 92025

**WRITTEN COMMENT FORM**

*My Concern is the increased <sup>Traffic</sup> on Country Club Lane. I bought a home in the area because of limited traffic & noise. My home is on a corner of Sunbury & Cty. Club*

(Attach additional pages as needed)

*Marie Brock Feb. 13, 17*  
Signature Date

*MARIE BROCK*  
Print Name

**MAIL or E-MAIL FORMS TO:**

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

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

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ESCONDIDO, CA 92025

**WRITTEN COMMENT FORM**

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

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Escondido Planning Division  
201 N. Broadway  
Escondido, CA 92025  
E-mail: [kblackson@escondido.org](mailto:kblackson@escondido.org)

OVER

Suzanne F Hall 2-13-2017  
Signature Date

Suzanne F Hall  
Print Name

1506 W Country Club Lane  
Address

Escondido 92026  
City State Zip Code

760 741 3776  
Phone Number

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

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

I am very bitter about this.

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**WRITTEN COMMENT FORM**

I am very concerned about the following:

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

(Attach additional pages as needed)

on on back

Bonnie Sanchez 2-13-17  
Signature Date

Bonnie M. Sanchez  
Print Name

1457 Calle Redondahn  
Address

Escondido, CA 92026  
City State Zip Code

(760) 489-9270  
Phone Number

**MAIL or E-MAIL FORMS TO:**

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

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• Really concerned about water availability for this many homes, many of them large homes indicating likelihood of more than 2 people per house. Where do we get the water for this many more people? Why should Esc. citizens in the area suffer increased prices for water and restrictions during drought years?

• How much of the "open space" will be available for non-HOA owners of the Villas? I agree that recreational opportunities should be available for membership for non-Village residents. But "open space" around + through community should be available + open to all in neighborhood.

• Concerned about the closeness and size of the houses that abut those residents living along the boundary of the former golf course. Are they going to be looking out their back windows at a fence or walls of two-story homes? Since these homes were permitted to be built on smaller lots because they backed on a golf course, their back space should be considered in the building plan.

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

Bonnie Sauef

1/1

**THE VILLAGES**  
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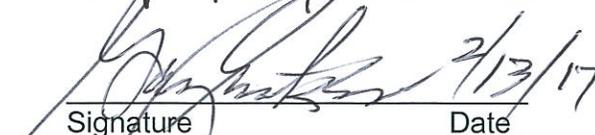
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201 N. BROADWAY  
ESCONDIDO, CA 92025

**WRITTEN COMMENT FORM**

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

(Attach additional pages as needed) OVER

  
Signature Date 2/13/17

GARY ERICKSON  
Print Name

2021 Via Alexandra  
Address

ESC CA 92024  
City State Zip Code

960 690 2602  
Phone Number

**MAIL or E-MAIL FORMS TO:**

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

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

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

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

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

JW

**THE VILLAGES**  
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**WRITTEN COMMENT FORM**

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

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

Eric Garcia                      2/13/17  
Signature                                      Date

Erica Garcia  
Print Name

**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](mailto:kblackson@escondido.org)

1150 Foxfire Place  
Address  
Escondido CA 92026  
City State Zip Code  
760-975-3933  
Phone Number

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

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

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

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

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

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

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

j) Noise - similar to (g), my <sup>family</sup> children will be strongly impacted by construction noise & homes directly behind my home.

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

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

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

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