

# **APPENDIX 8-4**

*General Letters  
of Opposition and Support*



***General Opposition Letters***



TO: Mayor Sam Abed,

Subject: R-1-7 Zoning per 2012 General Plan

We are against a zoning change on the ECC property. The 2012 General Plan designated ECC property as R-1-7 zoning. The owner bought the land knowing this. It is not our community responsibility to accommodate the owner, developer and builder's opportunity to maximize their profits.

Cliff and Eleanor Adcock  
1558 Country Club Lane  
Escondido, CA. 92026  
760-745-0534  
Eradcock@aol.com

RECEIVED

AUG 08 2017

CITY MANAGER'S OFFICE

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): STIR/NUMI Development Proposal  
**Date:** Monday, July 17, 2017 10:22:27 AM

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### *Another ECC complaint*

**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Monday, July 17, 2017 9:26 AM  
**To:** Sam Abed <sabed@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; John Masson <jmasson@escondido.org>  
**Subject:** Contact Council (select recipient from drop-down list): STIR/NUMI Development Proposal

Jim Ahler  
[jimahler1947@gmail.com](mailto:jimahler1947@gmail.com)

Dear Mayor and Council Members,

The 392 unit development proposed by SITR/NUWI would, if approved, bring about an irresponsible and improper change to the existing ECC neighborhood. Despite repeated assurances from NUWI/SITR that they would listen to the concerns of residents who have lived in the ECC neighborhood for many years; their current proposal almost precisely mirrors almost the 400 unit plan STIR submitted as Prop H, a proposal that was overwhelmingly rejected by Escondido voters. The current plan to construct 392 residential units on what was once golf course open space would result in 250% more density than exists for every other housing project within the ECC neighborhood. The current plan completely ignores the historical transfer of over 47 acres of development capacity to 19 other completed projects in the ECC area. **Under current zoning laws, no more than 221 homes can be built on the 109 acres of golf course property.**

I owned three homes in the ECC neighborhood, two of which I recently sold. I can assure you that ECC property values have been negatively impacted as a result of STIR's closure of the golf course. The current proposal will not benefit the home in the area I continue to own or the homes of those who have lived in the ECC area before the golf course closed; instead, it will simply line the pockets of developers who will leave the area once the project is completed. Please protect the unique character of the ECC area and reject the current development proposal.

**Mike Anet**  
**Jane Aker-Anet**  
BRE #01262772  
BRE #00843896

**Contact us at:**  
**(760) 505-2638**  
**(760) 518-5263**

**1143 Wren Glen**  
**Escondido, CA**  
**92026**

8/8/2017

Dear Council Members and Planners

We live in the Escondido Country Club on the old Golf Course. We've sent you e-mails regarding our concerns on density and lot size and traffic over the past few months. We hope you have noted our concerns. This note is dedicated to Commentary on the Traffic.

There are 3 points of freeway access (See Map Attached)

As to Interstate 15:

1. At El Norte Parkway from Nutmeg Street. On and off ramps from both North and South I 15.
2. At Nordahl Road to 78 East and West, then to I 15 North and South.

As to Highway 78:

3. At Barham from 78 East—At Woodlands to 78 West.

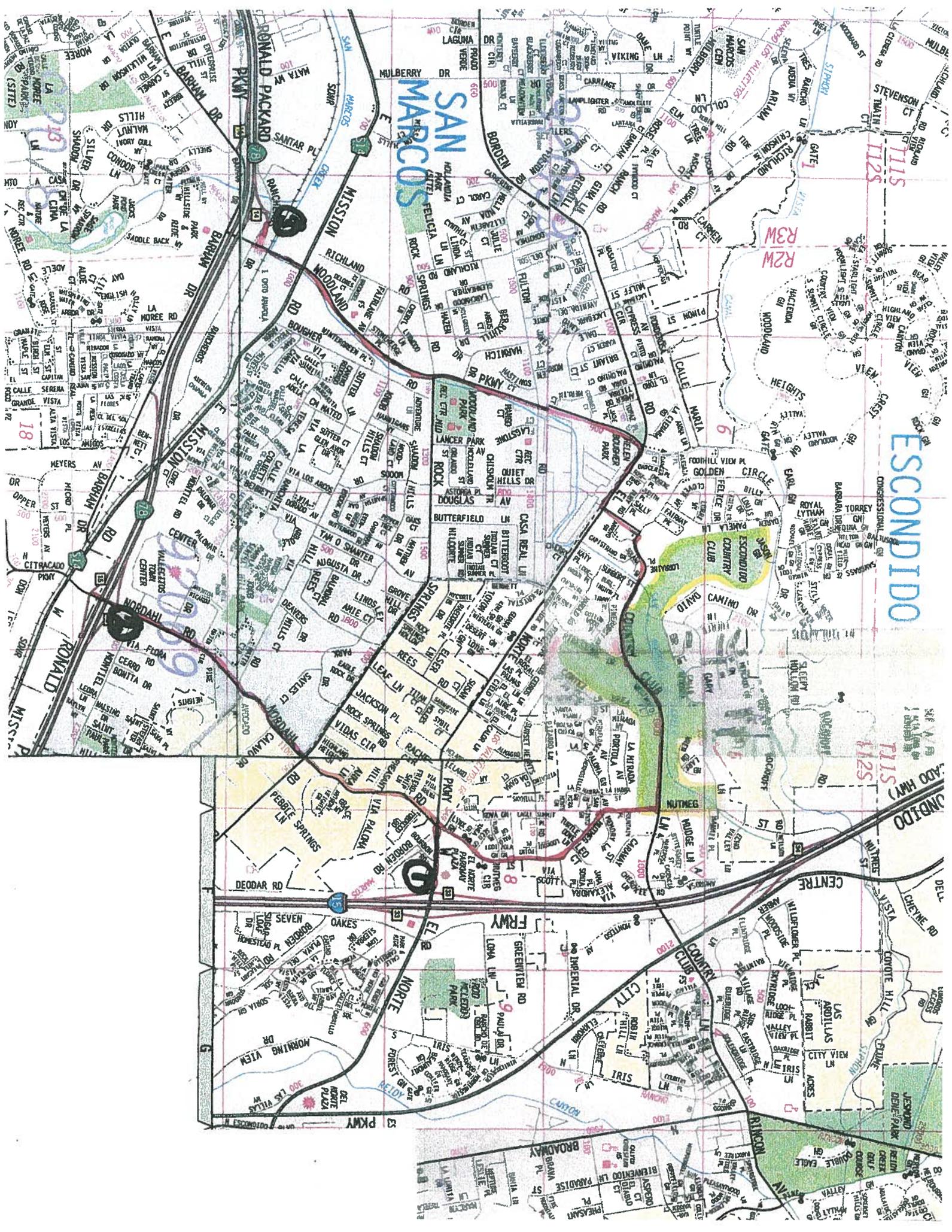
Within the ECC area the main artery is Country Club Lane which is a 4 lane street with a landscaped divider which is maintained by a tax assessment on area properties.

NUW—show us your mitigation plan and show us the money.

Note— All streets within the ECC area are 2 lane street except for Country Club Lane.

Mike and Jane Anet





# SAN MARCOS

# ESCONDIDO

**San Marcos** is a city in San Diego County, California, located in the northern part of the San Diego metropolitan area. The city is bounded by the San Marcos River to the north and Mission Valley to the south. Major roads include State Route 52 (SR 52) running north-south through the center, and State Route 163 (SR 163) running east-west through the northern part of the city. Other significant roads include SR 56 (Pomona Valley Parkway) and SR 16 (San Marcos Valley Parkway).

The city is divided into several distinct neighborhoods, each with its own character and amenities. **Mission Hills** is a large residential area in the north-central part of the city, known for its tree-lined streets and parks. **Escondido Hills** is a smaller, more densely populated area in the northeast. **Country Club** is a residential area in the southeast, featuring a prominent golf course. **Mission Valley** is a large area in the south, characterized by its proximity to the San Marcos River and the presence of several parks and recreational facilities. Other notable neighborhoods include **Woodland**, **Richland**, **Butterfield**, **David Canino**, and **City Center**.

The city is home to a variety of landmarks and recreational areas. **San Marcos State Park** is a large park in the north, offering hiking trails, picnic grounds, and a swimming pool. **Mission Valley Park** is a large park in the south, featuring a playground, sports fields, and a community center. **Country Club** is a prominent golf course in the southeast. The city also has several schools, including **San Marcos High School** and **Mission Hills High School**, and a number of businesses and services.

The city's climate is Mediterranean, with mild winters and hot, dry summers. The population is approximately 90,000, making it one of the larger cities in San Diego County. The city is known for its scenic views, particularly of the San Marcos River and the surrounding hills. The city is also known for its historic architecture, including the **San Marcos Hotel** and the **San Marcos Plaza**.

**From:** John Masson  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [Michael Morasco](#)  
**Cc:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club Golf Course Land  
**Date:** Monday, July 10, 2017 2:59:53 PM

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FYI

John Masson  
Deputy Mayor/Council Member- District 2

City of Escondido  
201 North Broadway  
Escondido, CA 92025  
760.839.4638

[www.escondido.org](http://www.escondido.org)

**From:** Jane Aker-Anet and Mike Anet [mailto:akeranet@gmail.com]  
**Sent:** Saturday, July 01, 2017 4:45 PM  
**To:** John Masson <jmasson@escondido.org>  
**Subject:** Escondido Country Club Golf Course Land

Dear Mr. Masson

Please don't support the plan for all these homes on the Escondido Country Club Golf Course. As I look at the information we have received the lots are smaller then the lots that were originally deemed undersized during the original development in the 60's and 70's and only approved because of the golf course open space. I doubt you live on a lot that is under 5000 sq feet. The noise pollution, traffic and general over population of a small and once secluded residential area should not be allowed. Oh we know the taxes would be great for the City but frankly it's not all about revenue. Standard of living needs to be of concern. Put too many people in one area and they become angry and over crowding is not good. This project is not appropriate. How about considering some truly open areas like parks. We definitely have a small number of them on the North Side of Escondido. We understand we are headed toward tooooooo many homes but let's at least be realistic about the number and the size of the lots.

Thank You,

Jane

--

**Jane Aker-Anet**  
**((760) 518-5263**  
1143 Wren Glen  
Escondido, CA 92026

**From:** J Aly  
**To:** [Sam Abed](#); [John Masson](#); [Olga Diaz](#); [Ed Gallo](#); [Michael Morasco](#); [Mike Strong](#); [Kristin Blackson](#)  
**Subject:** Concerns re: the former Escondido Country Club property  
**Date:** Sunday, July 30, 2017 6:07:59 PM

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July 31, 2017

Mayor Abed, Escondido Council Members and Escondido Planning Division:

I am writing you today to voice my objection to the current proposal by NUW to build 392 dwellings on the former Escondido Country Club. Their proposal is unrealistic and cannot be sustained by our small neighborhood. Ask most of the residents in the area and they will share many of the same concerns that I currently have; competition for resources, school overcrowding, increased traffic, destruction of wildlife and their habitat, ongoing years of construction, poor air quality, and an increase in pollution. Our neighborhood CANNOT sustain the proposed density change and the many concerns that come with 392 additional dwellings.

It is not right to allow NUW to do as they wish and circumvent the current R-1-7 zoning. The area might be able to sustain **125 single-level homes** and still maintain a sense of community but the current proposal of 392 is absurd. As a resident that lives, shops and works in the City I expect my elected officials to protect me, be my voice, and make the right decision.

Although I am not pleased with any development, I see a compromise of 125 single-level homes as reasonable. Developers should not come before those that live in the current community, ever. I know that our elected officials will continue to fight for, and serve our needs. Our comfort and safety should always come first and foremost, especially when our quality of life is under attack. Money and greed should never come in the way of doing the right thing.

As we move forward towards a resolution, I kindly ask that you imagine if your own neighborhood and families were under attack; would you not protect your own neighborhood, your family, and friends from such greed and destruction? Take a moment to consider that once we begin to destroy and bulldoze, flatten, and trample the land it will never be the same. The damage is permanent. I ask that we find a resolution to a path that has the least destruction for all living things in the area.

Thank you.

Jean Aly

p.s. The two large developments taking place just east of here, east of Calvin Christian school have changed the landscape so much, and not for the better. Again, I ask you to put yourselves in our place, what would you do? The proposal is not right for our community and circumventing the R-1-7 zoning is wrong. This issues continues to tear at the fabric of our community and needs to be laid to rest.

**From:** Melanie Anderson  
**To:** [Sam Abed](mailto:Sam.Abed); [jmasson@escondio.org](mailto:jmasson@escondio.org); [Olga Diaz](mailto:Olga.Diaz); [Ed Gallo](mailto:Ed.Gallo); [mmorasco@escondio.org](mailto:mmorasco@escondio.org); [Mike Strong](mailto:Mike.Strong); [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** ECC Draft EIR  
**Date:** Wednesday, July 26, 2017 3:00:30 PM

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Dear all,

As a country club resident, I am strongly opposed to the current proposed plan to develop 392 homes at the Escondido Country Club. Many residents bought into their homes with the promise of a golf course and country club. The fact that the property is now uncared for and is unsightly is the fault of the property owner and hurts the residents of the country club area. The citizens of Escondido spoke loudly and clearly when they defeated Prop. H. Developing 392 tightly-packed homes does not fit the character of this community.

The traffic concerns alone will have a huge impact on the community. We already have cars that drive through the country club area to avoid the mess at 78 and 15. Adding 392 homes will have a catastrophic impact on the community. Our streets were not designed for a huge influx of traffic and we don't want to make our small, quiet neighborhood into a major traffic thoroughfare. I walk through the country club every day, and one of the biggest reasons I bought here was for walking. Every morning and early evening you will see people out enjoying the neighborhood, walking their dogs, riding their bikes, walking. Expanding the roadways and increasing traffic will utterly ruin the environment and atmosphere we have here.

In addition, the years of construction, dust, noise, pollution and disruption will have a huge negative impact on the community. We don't want it.

This proposal of 392 homes is NOT what the country club community wants. Please carefully consider how the majority of ECC residents feel about this proposal.

Thank you,

Melanie Anderson

2215 Medina Glen

**From:** Jeffrey Epp  
**To:** [Bill Martin](#); [Mike Strong](#)  
**Cc:** [Michael McGuinness](#)  
**Subject:** FW: Country Club Property  
**Date:** Monday, July 3, 2017 12:24:58 PM  
**Attachments:** [Untitled-1.png](#)  
[image001.png](#)  
[image002.png](#)

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Bill and Mike—

Just passing this along for info. Nothing you need to do.

Jeffrey R. Epp  
City Manager  
City of Escondido  
760-839-4631 (main)  
[jepp@escondido.org](mailto:jepp@escondido.org)

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**From:** Ed Gallo  
**Sent:** Monday, July 03, 2017 12:23 PM  
**To:** Michael McGuinness <[mmcguinness@escondido.org](mailto:mmcguinness@escondido.org)>; Jeffrey Epp <[Jepp@escondido.org](mailto:Jepp@escondido.org)>  
**Subject:** FW: Country Club Property

Ed Gallo

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**From:** John Brown [[johnbrown1228@cox.net](mailto:johnbrown1228@cox.net)]  
**Sent:** Monday, July 03, 2017 11:33 AM  
**To:** Sam Abed; John Masson; Ed Gallo; Olga Diaz; Michael Morasco  
**Subject:** Country Club Property

Hello Mr Mayor, Councilman Masson, Gallo Morasco & Councilwoman Diaz!

Good day!

I wrote an email to Mr. Abed and Mr. Masson about a week ago expressing my frustration with the Country Club Property in the neighborhood in which I live.

Mr Masson was kind enough to respond to my email, at least my first email, acknowledging that something has to be done and he was all in. I then wrote him a follow up email copying Mr Abed and I have to this date NOT received a reply. That email asked basically why does the City not fix its mistake? I never got an answer.

I am just a resident of the Escondido Country Club area who loves the neighborhood where I

reside and who has developed extremely strong feelings about what has taken place in my neighborhood and how much I have been affected by what has transpired. I don't like politics or the blame game, but I am here to get what should be done, done.

I understand now that the Country Club Property cannot be built upon as currently zoned under the proposal by NUWI. Since according to my sources, that the country club has to be rezoned because the number of houses that are proposed cannot be built on that property.

Great!

Let's go to a simple question that I have that no one I speak to can seem to answer.

Since the Country Club has to be rezoned, how about we rezone as it was initially intended to be zoned, as a golf course and country club. We have a chance to make it right, why wouldn't the city and its officers want to see that that was done?

So this entire situation is as it is because the City of Escondido made an error in its zoning designation and based on that oversight, Mr Michael Schlesinger is trying to cash in at mine and my neighbors expense to the tune of what he feels is only right, \$100,000,000.

My question.

**If this scenario was created by a mistake that the City of Escondido made when this property was developed, why then, is the City of Escondido unwilling to correct its error and restore our community to its proper state, a golf course community? Why?**

If I file my taxes, and I make an mistake, and I am audited, I have to pay, my mistake. If you are responsible for zoning in our city and you made a mistake, who should be responsible to spend the money to fix it? You, the City. Who is responsible in our city government to assure it citizens rights are protected, you! Let's get started huh?

You have 1000 + households being held hostage by one man who does not reside here and apparently contributes little if anything to our tax base. You are allowing him to let the golf course rot. Almost all the trees are dead or dying. The fence is always torn down, sporadically in some spots and never fixed in others. Homeless and drug addicts are hanging around the property. I went to the old machine shed near where the snack shop used to be and in one of the bays there were a series of chairs arranged in a semi-circle. Do you all meet there? The area is quickly going from being a pristine, safe, beautiful neighborhood to one that has crime elements that have never been seen here.

This is not a done deal. Yes our neighborhood is headed downhill but even more the reason to step up the fight.

I wish I knew when I bought a home that I was supposed to check with American Golf and find out that in 8 years they were going to sell to La Jolla Development and La Jolla development would go bankrupt in a very short time and somehow Mr. Shlesinger would be able to somehow buy their properties and put my own home's value at risk? How could I know this? How?

I bought a home the Escondido Country Club area. I purchased a home here so I could be close to my home office for my business in downtown Escondido. I was a member of the country club until it got to be untenable. Well at least then I thought that was untenable, I had yet to experience this.

I want what I bought into. I want what I am being taxed for. I want what I am paying taxes for, your responsibility to look after my best interests and to make it happen.

I am not going away. I am going to meet with a law firm to get a fresh perspective of what we have going on here. I am going to find out what my rights are and I am going to exercise my rights.

You may not know me, yet, but you will.

So finally, please answer my question.

Why does the City of Escondido think it is in the city's best interest to not repair the mistake they made regarding the zoning and historical land use of the Escondido Country Club Property? Why can't we have our Country Club back. What did we do? How could we have known? Have you looked at how this property is maintained. I live here and I hate to see this.

Fix it!

John Brown



**From:** John Brown  
**To:** [John Masson](#); [Ed Gallo](#); [Olga Diaz](#); [Sam Abed](#); [Mike Strong](#)  
**Subject:** Escondido Country Club Property  
**Date:** Tuesday, July 18, 2017 4:22:01 PM  
**Attachments:** [Untitled-1.png](#)

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Dear Mr. Abed & City Council Members.

The last time I had time to chat, I asked why the city wouldn't correct the zoning error executed or not executed by the City Planning Department years ago when the Golf Course and Country Club was built and annexed. Mr Abed, after some admitted chiding, stated that you don't think the city did anything wrong. That was his opinion and I suppose he expected me to leave it at that! Yeah, right!

I'm still pretty busy so I can't devote the time to this that I would like, but I will, I will soon. You don't know me yet, but you will.

I was concerned that John Masson had caved and gone to the dark side, the path of least resistance, but I understand he, at least, in 100% sympathetic to our plight. A plight caused solely by the city of Escondido.

People around are talking about how 392 homes are too much and how 136 - 156 homes could be built. Some actually seem excited about that!

**Have any of you ever walked this neighborhood during rush hour? When all the people are cutting through from the 78 to the 15 to cut off that horrid bottleneck and they are trying to cut off the time quickly as they speed like crazy through the neighborhood, roll through stop signs and at time drug impaired car thieves run my dog and my neighbor over at 7:30 in the morning. Neighbors are posting their own speed signs with written pleas to slow down! We should be discussing speed bumps and roundabouts to cut down the speed instead of passing over the fact that there is no way this community can handle another 1000 cars. No frickin way!**

You allow the Property Owner to keep his property in disrepair and is an imminent fire danger. Trees have died at an alarming rate, and they continue to die.

What are you going to do. You are supposed to be our advocates, not our enemies! You campaigned and promised and are paid to run the city in a way that is in the best interest of its citizenry. Mr Schlesinger is not a citizen of Escondido. I am! I own a home on Firestone Drive and have the home office of my business in downtown Escondido. I use as many Escondido suppliers as I can in my business to support my neighbors and community.

I purchased a house of Firestone Drive in 2003 so that I could live in a golf course community and entertain and enjoy my neighborhood and friends, which I did for years, until Mr. Schlesinger go his hands on the property.

My home is now devalued because of his housekeeping propensities and he and his cronies get to build 392 or 136 or 100 homes, it is going to further devalue the home that I own. You, my governmental advocates are supposed to keep that from happening and you are not!

The reason I am in the position I am in, is because someone who worked for the city made a mistake in the zoning designation of R-1-7. It was an error. Fix it. Please fix it. It is your responsibility to properly zone and maintain a planning methodology that is in the best interests of your constituents. Fix it!

You are accountable. You need to fix it.

So as far as building any homes on that 109 acres, I don't care what anyone says, it is not right, it is not fair and it should not be legal.

Fix it please.

John Brown



**From:** John Brown  
**To:** [Sam Abed](#); [John Masson](#)  
**Cc:** [Olga Diaz](#); [Mike Strong](#); [Ed Gallo](#)  
**Subject:** The Escondido Country Club Neighborhood  
**Date:** Wednesday, July 26, 2017 7:43:45 AM  
**Attachments:** [Untitled-1.png](#)

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Hi Gentlemen & Lady!

Hey Guys! Remember me? I wrote you last week and asked why houses should be any consideration whatsoever in the resolution of the future of the Country Club Property.

So everyone I hear from or speak to is focusing on the development of the property, how many homes are going to be built, will the city council vote for development, additional annexing, etc.

When I look at a problem in my business, I can't get on the horse in the middle of the stream. I have to go to the root, the cause, the responsibility, the accountability for the problem.

That is how I am choosing to approach understanding what has happened to me and all my neighbors and how we can fix it. It is a nightmare! But I must say, personally I would prefer to see the property stay as it is, than to see development.

I went to the ECCHO meeting last night and John Masson spoke honestly and openly when answering questions we asked. So I have 2, and I would, Mr. Mayor, as I like my neighbors do vote, like a response.

1) How can you allow a property owner to keep their property in the state of disrepair and disregard that Mr. Schlesinger is with the Country Club Property. This is affecting home values, which ultimately will affect taxes, which ultimately will hopefully affect your jobs. Why can't you demand and if necessary fine or even exercise the City's Rights to enforce the maintenance of the centerpiece of my neighborhood.

2) How did this happen? The zoning was mysteriously changed to R-1-7.  
When did this happen? No one really knows  
Whose was the keeper of the zoning declarations? The planning department  
Who is the planning a part of? The city  
Who is responsible for where my neighborhood is? The City

Question: How does the City plan to mitigate its error and restore the property to its proper designation as open space?

Why should you do this, regardless? Because you are accountable and that is the right thing to do for your voters.

Allow us to live what we bought into please!

Sincerely,

John Brown



**From:** John Brown  
**To:** [Sam Abed](#); [Mike Strong](#); [Ed Gallo](#); [Olga Diaz](#); [Gary Johnston](#)  
**Cc:** [John Masson](#); [Rick Purpura](#); [Betty Ferrell](#)  
**Subject:** Re: The Escondido Country Club Neighborhood  
**Date:** Wednesday, August 9, 2017 6:26:59 PM  
**Attachments:** [Untitled-1.png](#)

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Hi Mr. Abed.

Sorry I haven't written in a while but I've been away working for about 3 weeks now and am just back for a few days before I'm off again. So there is no imminent time frame that I will be visiting but I can promise I will come sit in on some City business soon. And thank you for your efforts on behalf of the City of Escondido. I'm sure you feel you do your best!

Thank you for your explanation as to how the Country Club got into the situation it did. I knew that though.

But that's what I get from every person, officer, aficionado that I have asked how myself and my neighbors got to the point we are. A neighborhood that in spite of its very passionate and committed populace, it's interior and rotting away. I have asked why, I have given you the answer which you and your associates seem to ignore.

I only have one question now and it will be the same question until change manifests.

When?

Not why. Not who. Not where. Not will. When?

When will you take the corrective action you need to take in order to restore my neighborhood that has been decimated by greed and avarice?

The City of Escondido made an error in zoning the property R-1-7. If was not an error of omission, it was an error of commission. Someone is accountable. The error was made under the auspice of the City of Escondido government. To exacerbate the problem the Officials of the City of Escondido made a deal with the devil, sure it plugged the holes in the damn, but that is not what I would have wanted done as a citizen of the City. You made an error. Sorry you made the error. Fix it. You have to deal with Michael Schlesinger and for that I am truly sorry, but you have to deal with him and somehow, either in cooperation with the neighbors or you as an entity need to restore the property to a golf club and country club. Period.

Why?

Because that is the right thing to do. Nothing else matters to me. Do the right thing. Fix your error.

I'll wait for a response, email you again or see you soon but we are going to make this right.

I have a fundamental value in my business, persistence breaks resistance. I guess my philosophy will be tested, but I guess we'll see. We as a part of the City of Escondido have gotten screwed and the responsible party needs to fix it and make it right.

Take it away Mr. Mayor.

Sincerely,

John Brown



On Jul 26, 2017, at 10:13 AM, Sam Abed <[sabed@escondido.org](mailto:sabed@escondido.org)> wrote:

Hi John,

Thank you for your email. As part of a court settlement and to avoid years of litigation and further deterioration of the Country Club the City had agreed to accept a development. I have publicly stated my position against the 392 homes because the voters have rejected nearly a similar density of 430 homes. The developer claim of R-1-7 is falsely based on lack of clarity on the designation of land that happened over 50 years ago. The City can not refuse to accept a development application and it will be decided by the planning commission and the Council thru a public hearings process. As for the state of the property, the city is doing what it can to enforce the health and safety violations under the law.

Best Regards, Sam Abed

Sent from my iPhone

On Jul 26, 2017, at 7:43 AM, John Brown <[johnbrown1228@cox.net](mailto:johnbrown1228@cox.net)> wrote:

Hi Gentlemen & Lady!

Hey Guys! Remember me? I wrote you last week and asked why houses should be any consideration whatsoever in the resolution of the future of the Country Club Property.

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property stay as it is, than to see development.

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Why should you do this, regardless? Because you are accountable and that is the right thing to do for your voters.

Allow us to live what we bought into please!

Sincerely,

John Brown

**From:** John Brown  
**To:** [Sam Abed](#); [John Masson](#); [Olga Diaz](#); [Mike Strong](#); [Ed Gallo](#)  
**Cc:** [Gary Johnston](#)  
**Subject:** The Review of the EIR for ECC Property  
**Date:** Wednesday, August 9, 2017 6:29:49 PM  
**Attachments:** [Untitled-1.png](#)

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Mr. Mayor and the City Council,

I strongly object to the EIR referenced above as the report was contracted by the developer and in my review the outcome of the study seems to be very biased in favor of the developer. I would like to see a party without financial involvement of gain also undertake the study.

Sincerely,

John Brown



Escondido City Hall, Planning Division  
2015 Broadway, Escondido 92025

Attn: Mayor Sam Abed  
City Council Members: John Masson,  
Ed Gallo, Olga Diaz and  
Mike Morasco

RECEIVED  
JUL 31 2017  
PLANNING DIVISION

Subject: The Villages Zoning

We are against a zoning change on the ECC Property. The voters of Escondido previously turned down a proposal for 430 units by over 60%. 328 units, all 2 story, are on 35' and 45' wide lots with 5' side yard set backs. 78 units have no set backs and are attached in 4 and 6 unit clusters.

We agree with Deputy Mayor John Masson who wrote "I share the community's frustration and do have serious concerns with the current proposal."

Richard H. Brown  
1436 W. Country Club Lane

Copy to Mike Strong, City Planning Dir  
and Kristen Blackson " " "

**From:** suebuehler1@att.net  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Kristin Blackson](#)  
**Subject:** Message from ECCHO Member  
**Date:** Monday, August 7, 2017 9:43:28 AM

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ECCHO Member Message  
Monday, August 07, 2017 at 09:43:19 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

I strongly object to the 392 dwelling units that would be allowed if zoning is changed. Too much density. Too much added traffic. Doesn't fit the already developed community. Would have a devastating impact on a beautiful historical area of Escondido.

Name: Susan Buehler  
Email: suebuehler1@att.net  
Address: 1788 pinehurst ave., Escondido, CA 92026 .

**From:** John Masson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** Fwd: Recommendation for the ECC Property  
**Date:** Tuesday, August 1, 2017 1:42:08 PM

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FYI

John Masson  
Deputy Mayor  
District 2

Sent from my iPhone. Please excuse typos and brevity.

Begin forwarded message:

**From:** Danis Carter <[DanisC1@cox.net](mailto:DanisC1@cox.net)>  
**Date:** July 31, 2017 at 9:49:50 PM PDT  
**To:** <[sabed@escondido.org](mailto:sabed@escondido.org)>, <[jmasson@escondido.org](mailto:jmasson@escondido.org)>, <[odiaz@escondido.org](mailto:odiaz@escondido.org)>, <[egallo@escondido.org](mailto:egallo@escondido.org)>, <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject: Recommendation for the ECC Property**

Dear Council Members,

We are not opposed to a responsible development on the old Escondido Country Club property, but we do oppose the current plan to build 392 units. Our house is located adjacent to the original 18<sup>th</sup> hole on the golf course. We moved there 5 years ago anticipating retirement living in the area. We accepted the tiny back yard at that time since we had a clear view of the course. Our backyard is only 18 feet deep, and 3 feet of it is a telephone easement.

A housing development would change the nature of our home's setting, obscuring the green space view. We would not have chosen this home if we had known that we would be forced into a tiny backyard setting and would have neighbors behind us in the future. Ignoring the added traffic and noise of a new development, we are willing to compromise, but any two-story dwellings on the course would not match the neighborhood's architecture. Also, we would not be able to plant trees on our property line to obscure the two-story dwellings because of the easement.

While we are unhappy with a development being built behind us, we are willing to compromise and support a development with the R-1-7 zoning and single-story homes. Thank you,

Danis and Karen Carter  
Country Club Lane  
Escondido, California

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

**From:** stiedemann@cox.net <stiedemann@cox.net>

**Sent:** Sunday, August 13, 2017 8:00 AM

**To:** Kristin Blackson

**Subject:** Draft EIR

August 13, 2017

To: Kristen Blackson, City Planning Division

Subject: Draft EIR for ECC Property

I do not feel that the mitigations proposed by the Developers to remedy problems that will be caused by building 392 dwellings on the Escondido Country Club property are anywhere close to adequate.

At this moment, without those houses and 700 additional vehicles, streets in the Country Club area have cracks and potholes that I dodge, trying to avoid my car making them worse. Have you driven along West Country Club Lane between Nutmeg and Firestone? New potholes appear with the slightest amount of rain. And pothole patches pop out two rains later. Our residential streets need some major maintenance now and construction vehicles have not even begun to degrade them further.

Now pretend that the developer will resurface all of the streets impacted during construction, including the feeder streets residents will have to use to avoid the areas being disrupted, leaving them in pristine condition. Don't laugh too hard. All of us have experienced the newly resurfaced road that is promptly trenched by the next utility contractor and inadequately patched. It already appears that the City of Escondido is deferring or is underfunded for routine street maintenance. Have you considered the increased costs of maintenance in the area that hundreds more vehicles will cause? Do you really think that new tax revenue from the Development will cover that? I have no faith in the City's commitment to maintain our neighborhood in the future, since it is lagging behind even now.

Many of the mitigations proposed for traffic involve freeway onramps and large intersections leading to those onramps. This ignores the fact that freeway drivers are already avoiding the daily 15/78 interchange snarl up by cutting through our residential area. They back up the West Country Club Lane intersection at Nutmeg, they drive down Firestone Drive and they use West Country Club Lane to reach El Norte Parkway. 700 additional residential vehicles on those roads will irreparably change the quality of our neighborhood. There will be more street and tire dust in the air, more road noise, and more congested street parking. Cars will inevitably travel faster than they should, making the streets area less safe for children and pedestrians.

I am also troubled by the proposed density of two-story dwellings proposed. From street level, they will act like a visual wall, blocking views of the surrounding hills. There will no longer be even the illusion of open space. Just thinking about it is depressing. I enjoy our wildlife and know that much of it will be displaced by too many buildings, too many cars, too much traffic, too few trees, and no open space. (As an environmentalist, walkways, sidewalks, and streets have never counted as open space in my accounting of the world.)

Please do not allow the proposed Development to continue as currently laid out.  
Thank you for your consideration.

Sincerely,  
Irene Chennell, M.D.  
1603 Pinehurst Avenue  
Escondido, CA 92026  
[stiedemann@cox.net](mailto:stiedemann@cox.net)  
Sent from my Surface



**From:** Kristin Blackson  
**To:** [Jonathan Frankel](#)  
**Cc:** [Mike Strong](#)  
**Subject:** FW: Hello  
**Date:** Wednesday, July 05, 2017 6:06:49 AM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** B Christina Conrad [Kleopatra1865@att.net]  
**Sent:** Saturday, July 01, 2017 8:40 AM  
**To:** Kristin Blackson  
**Subject:** Hello

**This plan of almost 400 2 story homes is totally unacceptable for our existing neighborhood. It would destroy us, at least all the ones who can't afford to move. Instead 200 one story homes should be considered. Already in my neighborhood are many rentals now. We will be rent-city, choked with traffic, dust, dirt, accidents and crime. What used to be a golf course or at least an open field for birds and bees will be wall to wall houses. And cheaply build houses like the ones in Harmony Grove. This is all so horrible, please do something and help us. When do you supposed the bulldozers start coming? A reply would be appreciated. Barbara Christina Conrad.**

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: To Major and council members  
**Date:** Monday, July 10, 2017 6:36:10 AM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** B Christina Conrad [Kleopatra1865@att.net]  
**Sent:** Wednesday, July 05, 2017 8:30 AM  
**To:** Olga Diaz; Ed Gallo; John Masson; Sam Abed; Kristin Blackson; Michael Morasco; 'Escondido Homeowners'  
**Subject:** To Major and council members

**Dear Sirs,**

**In reading the back side of the letter from last week, we are more shocked and worried than before. It sounds like all the environmental issues have already been cleared, solved and mitigated except for the obvious traffic problem. For us who live here and can't afford to move this proposal of almost 400, 2 story homes is devastating. It now seems like we are getting punished for resisting the building site from the beginning. We were better off with "The lakes".**

**No one mentions the most devastating issues: We will not only have traffic congestion and pollution but also accidents and crime.**

**With all the construction vehicles and workers moving in on us we can expect more problems than losing what we had. We will lose our "peace and safety."**

**With increase in crime we'll have to purchase expensive security systems.**

**Already in my neighbor we had car break-ins and on 2 occasions I heard of people smuggling and harboring. Could that be because more and more rentals are going up?.**

**Also with big houses we can expect 3, 4, perhaps 5 cars to every home. This is already the case in many neighborhoods where people rent out rooms to help with the mortgage payments.**

**Please, please resist this large amount of big houses. We can tolerate 200 one story homes, like we are here mostly and not what greedy Urban West wants to force on us.**

**Thank you reading this.**

**Sincerely yours**

**Barbara Christina Conrad, 1434 San Carlos Pl.**

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: To the mayor and council members  
**Date:** Sunday, July 16, 2017 9:18:56 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** B Christina Conrad [Kleopatra1865@att.net]  
**Sent:** Thursday, July 13, 2017 9:46 AM  
**To:** John Masson; Ed Gallo; Olga Diaz; Sam Abed; Kristin Blackson; Michael Morasco  
**Subject:** To the mayor and council members

**Please don't approve almost 400 2-story homes on our former golf course. Please consider half the amount and one story only and please think what it could do to preserve our neighborhood, our safety, our clean air, our quality of life and property value.**

**Us who can't afford to move we are very very unhappy about the latest proposal and cannot believe this is supposed to come into our once beautiful neighborhood.**

**Please help us homeowners of the formerly Escondido Country Club.**

Thank you,

**Barbara Christina Conrad**

**From:** B Christina Conrad  
**To:** [John Masson](#); [Olga Diaz](#); [Sam Abed](#); [Michael Morasco](#); [Kristin Blackson](#); [Ed Gallo](#)  
**Subject:** Former Escondido Country Club  
**Date:** Tuesday, August 8, 2017 10:23:51 AM

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**Dear Mayor, city council Member and planning committee.**

**We still find it hard to believe that all the E.I.R. issues are suddenly solved except for traffic. What about the impact on mother nature, air quality, safety, peace, wetlands, our once 6 beautiful ponds. (During the winter rains they were all filled up and some were even overflowing and ducks started coming back) We were better off with "The Lakes". This "3 Village development" is very depressing and the fact that the greater good of our existing community is not considered, puts us original owners and voters at the bottom of the list. Already we have lost what we had and now on top of that we are being walled-in and choked by a major development. Furthermore, making Country Club Lane a major highway and considering an on ramp by Nutmeg (sooner or later) is unbelievable.**

**Already we have tremendous traffic during rush hours and when schools are out.**

**Would these developers not make enough money on half the amount?? We think so.**

**Please help us and consider 200 nice one story homes with gardens like we have and keep North Escondido beautiful.**

**Don't let these "out of towners" get the better of us and dictate what should be done.**

**Thank you for reading this**

**Sincerely**

**Barbara Christina Conrad, 1434 San Carlos Place, Escondido 92026**

**From:** B Christina Conrad  
**To:** [Mike Strong](#); [Olga Diaz](#); [Michael Morasco](#); [Ed Gallo](#); [Sam Abed](#); [John Masson](#); [Kristin Blackson](#)  
**Subject:** From an ECCHO member and Escondido citizen  
**Date:** Wednesday, August 9, 2017 8:28:12 AM

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**Dear. Mr. Strong**

**Thank you for your e-mail. However our zoning should not be changed. We hope sincerely that our Mayor and City council will deny the project proposal of The Villages come Fall of 2017.**

**It is not right to change the zoning around us existing home owners and voters to suit a new and out of town owner and builder.**

**It would destroy what little we have left here.**

**Thank for taking us into consideration.**

**Barbara Christina Conrad, 1434 San Carlos Place, 92926**

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**From:** Mike Strong [mailto:mstrong@escondido.org]

**Sent:** Tuesday, August 08, 2017 8:35 PM

**Cc:** Bill Martin ; Kristin Blackson

**Subject:** City of Escondido E-Newsletter: The Villages - Escondido Country Club Project Proposal  
Good evening,

The attached e-newsletter was created by the City of Escondido to provide an update to interested parties about recent activities and/or provide a status update about the proposed development plan application, called the Villages - Escondido Country Club Project.

This e-newsletter is the sixth in the series, so far, during the course of reviewing the proposed Project.

Visit the City's Project website at <https://www.escondido.org/ecc.aspx> for more information about the Project and/or the planning process.

*This City-sponsored email provides an informational service only. Your email will not be used for any other purpose in accordance with the CAN-SPAM Act. If you do not wish to receive these e-newsletters in the future, please reply to this email to indicate as such.*

Thanks

Mike Strong

Assistant Planning Director

City of Escondido

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**From:** recrowe@cox.net <recrowe@cox.net>

**Sent:** Tuesday, August 15, 2017 7:32 AM

**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson

**Subject:** Message from ECCHO Member

ECCHO Member Message

Tuesday, August 15, 2017 at 14:32:22 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA— why would they choose to pay for the public's use and wear and tear?

However, mostly my biggest objections is:

I have read the entire Draft EIR and some of the appendices, today I read Appendix 3.1.5-1 City of Escondido General Plan Policy Consistency Analysis Table. I am unable to believe the planning staff actually read this section without comment. It is rife with misstatements and false conclusions. If it is the directive to the staff to ignore any explicit errors, then I understand why such a false document is allowed to be presented to the citizens of Escondido. If it the responsibility and directive to the staff to highlight errors and falsehoods, then they have failed. Please review where no matter what claim the developer makes the conclusion is it is consistent with the City's aims and desires. Each and every false and incorrect claim must either be corrected or determined to be not consistent. If not, the whole EIR must be rejected as inconsistent with the policies of the City.

Name: Robert Crowe

Email: recrowe@cox.net

Address: 1210 La Mirada Ave, Escondido, CA 92026 .



**From:** Robert Crowe  
**To:** [Kristin Blackson](#); [Mike Strong](#)  
**Subject:** Coastline Story Pole Installation | Story Pole Contractor  
**Date:** Monday, July 24, 2017 5:50:55 PM

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This is what I was talking about at our meeting for a visual along with elevation plans. The poles should be set at numerous locations around the proposed development.

>

>

> <http://californiastorypolecontractor.com/>

>

>

> Sent from Bob's iPhone

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: Escondido Country Club EIR  
**Date:** Sunday, August 13, 2017 7:02:33 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Elton Daane <enldaane@gmail.com>  
**Sent:** Thursday, August 10, 2017 11:00 AM  
**To:** Kristin Blackson  
**Subject:** Escondido Country Club EIR

Kristin Blackson

Contract Planner

My wife and I are opposed to the EIR plan for the Escondido Country Club area as presented. We are opposed to the high density housing and the rezoning which would be required to accomplish this.

Elton and Lois Daane

1950 David Drive

Escondido CA 92026

August 7, 2017

To: City Commissioners, Mayor, & Kristin Blackson City Planner

From: Dave Dufek, 1562 W. Country Club Lane, Escondido, CA 92026

RE: Case #ENV 16-0010, SUB 16-0009

RE: New Homes at ECC, and traffic on Country Club Lane.

- 1. Maintain R-1-7- Zoning -No Overlay-**
- 2. Updated Traffic Study Needed & EIR on Traffic Before Homes Approved.**
- 3. Homes-Wrong Design-**
- 4. Build the RoundABOUTS Now Before Homes are Built**

I bought my house in August 1992, I have 25' from my front door to the curb on CC Lane..  
Firestone St, stop across from my house.

No problem for years, to set on the front patio, because it had the golf car lane etc.  
No problem for years, because, no CSSM(15,000 students,)No Mission Hills HS, No Reidy Creek,  
Palamar College 3000 students.

You could actually set in front of your house and enjoy, the neighbor hood and sidewalks in  
front of your house.

Now:

In addition to the above

In the morning: 78 W Backup at the 15 , El Norte W, Backs up, exit the freeway at Center City &  
CC, and head west.

Then do the reverse at 3:30 to 6:30 PM.

78 backup east, take El Norte east from woodland, the take CC exit, and take cc to the 15 FRWY.  
The noise, traffic, speeding ,and safety while walking, and rumble in your house, is destroying  
this community along CC,

**YOU NEED TO MITGATE THESE PROBLEMS BEFORE YOU EVER THINK OF APPROVING THE NEW  
HOUSING ON THE GOLF COURSE.**

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: Message from ECCHO Member  
**Date:** Thursday, July 27, 2017 10:50:25 AM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Julielawrence@cox.net [Julielawrence@cox.net]  
**Sent:** Tuesday, July 25, 2017 4:03 PM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Tuesday, July 25, 2017 at 23:03:01 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:  
My street has so much traffic and they are speeding. If the houses are put in the drawings shows two roads entering from my street. With this many houses it will be ridiculous. I keep hearing about all the open spaces. It's sidewalks and paths between houses existing on the course and the new ones. That's not open space, that's an alley. Please don't approve this many homes, protect our neighborhood.

Name: Julie Edmondson  
Email: Julielawrence@cox.net  
Address: 1464Gary Lane, Escondido , California 92026 .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: First of 6 Significant Issues identified in the Environmental Impact Report for "The Villages" overcrowded Specific Plan  
**Date:** Thursday, July 27, 2017 8:52:37 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** eagle2win@gmail.com [eagle2win@gmail.com] on behalf of Rick Elkin [Rick.Elkin@cox.net]  
**Sent:** Thursday, July 27, 2017 4:43 PM  
**To:** Jerry Swadley  
**Cc:** Ed Gallo; John Masson; Michael Morasco; Olga Diaz; Sam Abed; Jeffrey Epp; Mike Strong; Michael McGuinness; Bill Martin; Kristin Blackson; Betty Ferrell; Jack Hall; Katey Hoehn; Kathie Taylor; Mike Rousseau; Mike Slater; Pat Hunter; Robert Crowe  
**Subject:** Re: First of 6 Significant Issues identified in the Environmental Impact Report for "The Villages" overcrowded Specific Plan

If there is one thing we should all agree on, it is that the health and happiness of Escondido citizens should be at the pinnacle of concern.

Jerry has done the homework, and it is clear that approving a density amendment is not in the best interests of anyone except one absentee neighbor.

On Thu, Jul 27, 2017 at 4:35 PM, Jerry Swadley <[swadley1@cox.net](mailto:swadley1@cox.net)> wrote:

**City Councilmembers:**

**The only reason to approve "The Villages" overcrowded Specific Plan for 392 dwelling units that changes and takes exceptions to current zoning, is to satisfy the avarice of the ECC property owner and developer, but increases the risk of poorer Air Quality for all Escondido city and ECC community residents.**

**Using information from the EIR and by limiting development to 158 dwelling units meeting R-1-7 zoning requirements, Air Quality could be improved over "The Villages" as identified below:**

**60% fewer houses is less Ozone. A strong-smelling, pale blue, reactive, toxic chemical gas consisting of three oxygen. Health problems are particularly acute in the sick, the elderly, and young children.**

**60% fewer houses is less Nitrogen Dioxide. A brownish, highly reactive gas that is present in all urban atmospheres. NO2 can irritate the lungs, cause bronchitis and pneumonia, and lower resistance to respiratory infections.**

**60% fewer houses is less Carbon Monoxide. A colorless, odorless gas formed by the incomplete combustion of hydrocarbon, or fossil fuels. CO exposure can include dizziness, fatigue, and impairment of central nervous system functions.**

**60% fewer houses is less Sulfur Dioxide. A colorless, pungent gas formed primarily from incomplete combustion of sulfur-containing fossil fuels. stringent controls placed on stationary source emissions of SO2 and limits on the sulfur content of fuels. SO2 is an irritant gas that attacks the throat and lungs and can cause acute respiratory**

symptoms and diminished ventilator function in children.

**60% fewer houses is less Particulate Matter.** Pollution consists of very small liquid and solid particles floating in the air, which can include smoke, soot, dust, salts, acids, and metals. These tiny particles can penetrate the human respiratory system's natural defenses and damage the respiratory tract. Can increase the number and severity of asthma attacks, cause or aggravate bronchitis and other lung diseases, and reduce the body's ability to fight infections. People with influenza, people with chronic respiratory and cardiovascular diseases, and the elderly may suffer worsening illness and premature death because of breathing particulate matter. People with bronchitis can expect aggravated symptoms from breathing in particulate matter. Children may experience a decline in lung function.

**60% fewer houses is less Lead.** Lead in the atmosphere occurs as particulate matter. A serious threat to human health includes gastrointestinal disturbances, anemia, kidney disease, and in severe cases, neuromuscular and neurological dysfunction. Of concern are low-level lead exposures during infancy and childhood. Such exposures are associated with decrements in neurobehavioral performance, including intelligence quotient performance, psychomotor performance, reaction time, and growth. Children are highly susceptible to the effects of lead.

**60% fewer houses is less Volatile Organic Compounds.** Hydrocarbons are organic gases that are formed from hydrogen and carbon and sometimes other elements. They can interfere with oxygen intake.

**60% fewer houses meeting current zoning requirements means significantly less impact to and mitigation for Air Quality.**

**Please vote NO on “The Villages”**

Jerry Swadley

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

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Rick Elkin  
Idel Designs  
760-877-1262  
[rick.elkin@cox.net](mailto:rick.elkin@cox.net)

**From:** [Kristin Blackson](#)  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: ECC-The Villages ENV 16-0010; SUB 16-009::Hazardous Material Storage  
**Date:** Sunday, August 13, 2017 7:02:16 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Garyemasd@aol.com <Garyemasd@aol.com>  
**Sent:** Thursday, August 10, 2017 10:12 AM  
**To:** Kristin Blackson  
**Cc:** John Masson; mslater.2014@cox.net  
**Subject:** ECC-The Villages ENV 16-0010; SUB 16-009::Hazardous Material Storage

Ms K Blackson  
Contract Planner  
Planning Department  
City of Escondido

Reference: EIR::7.5.2, Hazards and Hazardous Materials-Project Design Features

More specifically: PDF-HZ-1, Bullet 1 (p. 7-9)

"All fertilizers, pesticides, and herbicides shall be organic or non-toxic to humans." **ADD-- "Any such substances stored at the agricultural site shall be kept in provided secured facilities."**

Respectfully Submitted,  
Gary Erickson  
2021 Via Alexandra  
92026

**From:** [Kristin Blackson](#)  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: ECC-The Villages ENV 16-0010; SUB 16-009::Ancillary Funded Projects  
**Date:** Sunday, August 13, 2017 7:38:23 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Garyemasd@aol.com <Garyemasd@aol.com>  
**Sent:** Friday, August 11, 2017 12:31 PM  
**To:** Kristin Blackson  
**Cc:** John Masson; mslater.2014@cox.net  
**Subject:** ECC-The Villages ENV 16-0010; SUB 16-009::Ancillary Funded Projects

Ms K Blackson  
Contract Planner  
Planning Department  
City of Escondido

In reading through the EIR and scanning the Draft Specific Plan at this point, a number of ancillary projects, many associated with mitigation, are being proposed and to be funded by someone, the Developer? It would be helpful to have a specific list of all of these attached to the EIR in the form of an Appendix for quick, easy future reference.

At some point these will need to have a funding/cost number associated with them along with management and administrative details to ensure they are properly carried out.

An example is the in EIR, Chapter 7, p. 7-3, reference is made to a "Non-Wasting Endowment" for the biological conservation easement area. But little additional detail is provided on the funding amount, funding source/responsibility, 1-Time/On-going, establishment date, administration, etc.

Further, the list can be used to make sure there are no financial impacts upon the City as committed to by the Developer once the Project is completed.

Respectfully Submitted,  
Gary Erickson  
2021 Via Alexandra  
92026

**From:** [Kristin Blackson](#)  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: ECC-The Villages ENV 16-0010; SUB 16-009:Traffic Feedback-Nutmeg St. CORRECTION  
**Date:** Sunday, August 13, 2017 7:36:26 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Garyemasd@aol.com <Garyemasd@aol.com>  
**Sent:** Friday, August 11, 2017 7:45 PM  
**To:** Kristin Blackson  
**Cc:** John Masson; mslater.2014@cox.net  
**Subject:** ECC-The Villages ENV 16-0010; SUB 16-009:Traffic Feedback-Nutmeg St. CORRECTION

Ms K Blackson  
Contract Planner  
Planning Department  
City of Escondido

It appears I had my 3rd senior moment of the day when I forwarded my note earlier today on the above subject.

Please note that my reference to the Valley Verde Mobile Home Park is actually the Via Verde Estates. Still in the same place, still the same issues.

Respectfully,  
Gary Erickson  
2021 Via Alexandra  
92026

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: ESCONDIDO COUNTRY CLUB  
**Date:** Friday, July 21, 2017 9:21:38 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

---

**From:** John Masson  
**Sent:** Wednesday, July 19, 2017 2:18 PM  
**To:** Kristin Blackson; Mike Strong  
**Subject:** FW: ESCONDIDO COUNTRY CLUB

FYI

John Masson  
Deputy Mayor/Council Member- District 2

City of Escondido  
201 North Broadway  
Escondido, CA 92025  
760.839.4638

[www.escondido.org](http://www.escondido.org)

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**From:** Betty Ferrell [mailto:realtorferrell@yahoo.com]  
**Sent:** Sunday, July 16, 2017 1:34 PM  
**To:** Sam Abed <sabed@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; John Masson <jmasson@escondido.org>  
**Cc:** Pat Hunter <phunter92026@gmail.com>; Mike Slater <m Slater.2014@cox.net>; Kathleen Taylor <kataylor27@yahoo.com>; 'Jack Hall' <jackui2003@yahoo.com>; Katey Hoehn <katey01@gmail.com>; Bob Crowe <rcrowe@cox.net>; Mike Rousseau <mikerhomes@cox.net>; Gary Johnston <gfjdb@aol.com>; Rick Purpura <realtorpurpura@yahoo.com>; Lindy Purpura <lindypurpura@yahoo.com>; Betty Ferrell <realtorferrell@yahoo.com>  
**Subject:** ESCONDIDO COUNTRY CLUB

**City Council Members: Looking for a place to retire in a golf course community, in 1978 my husband and I wandered into an area that we had never heard of and as we drove west on Country Club Lane we both were captivated by the Escondido Country Club area. After having lunch at the clubhouse that day, within two hours we bought our first property and moved here within a few weeks. We were told by more than one person that it was a flood basin, therefore the golf course was the focal point, as such so designated, and would be there forever! We were experienced in golf courses, having built and operated one in Orange County in a flood basin. As we met more of the residents, it became obvious that we were not the only ones 'captivated' by the area.**

**Fast forward almost 40 years . . . we are being bullied by an out of town investor who insists that he gets his way and he is willing to wait '300 years' to get it. To that end he acquired the property, shut it down, fenced it off with derelict fencing from some dilapidated construction project and then proceeded to push his way around by spreading raw chicken manure just around the fence line to further his brat-like behavior!**

**Despite repeated assurances from NUWI to the ECC community that they would listen to comments and modify any development of the ECC property to accommodate neighborhood concerns, the current project proposed by NUWI is a mirror image of the original development submitted by SITR, which was overwhelmingly rejected by Escondido voters. I have attended more meetings than I care to count where several of you, including you, Mayor Sam Abed, have stated that you want for our community what is best for our community and somehow I think you have forgotten not only your statements but your obligation as leader of our city. Does not a majority vote by the city constitute the desires of the community and now you're listening to an out-of-town bully's wants and putting his desires ahead of what is best for the community?**

**While most of the residents of ECC have agreed that there will no doubt be some development here, PLEASE . . . think about it and honor your civic obligation to protect the unique character of the Escondido Country Club (even named after our city) and do not allow this oversized development by NUWI to go forward. I'm sure you don't want your legacy and that of the entire city council to be that the city rolled over on the residents of such an important part of the city.**

**PS As I understand it, the city made a mistake many years ago when they did the new master plan and failed to bring forward the resolution wherein the ECC open space was so designated in perpetuity. It's way past time to admit the mistake and correct it . . . don't you think?**

**Betty Ferrell**

**THE FERRELL GROUP**

**Berkshire Hathaway Home Services**

1895 S. Centre City Parkway

Escondido, CA 92025

Cell: 760-519-4551

BRE#00787863

[realtorferrell@yahoo.com](mailto:realtorferrell@yahoo.com)

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**From:** Jeffrey Epp  
**To:** [Mike Strong](#)  
**Subject:** Fwd: ESCONDIDO COUNTRY CLUB  
**Date:** Monday, July 17, 2017 11:54:04 AM

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Sent from my iPhone

Begin forwarded message:

**From:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Date:** July 17, 2017 at 11:15:34 AM PDT  
**To:** Jeffrey Epp <[Jepp@escondido.org](mailto:Jepp@escondido.org)>, Michael McGuinness <[mmcguinness@escondido.org](mailto:mmcguinness@escondido.org)>  
**Subject:** Fwd: ESCONDIDO COUNTRY CLUB

Fyi.

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Betty Ferrell <[realtorferrell@yahoo.com](mailto:realtorferrell@yahoo.com)>  
**Date:** July 17, 2017 at 10:05:42 AM PDT  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Cc:** Pat Hunter <[phunter92026@gmail.com](mailto:phunter92026@gmail.com)>, Mike Slater <[m Slater.2014@cox.net](mailto:m Slater.2014@cox.net)>, Kathleen Taylor <[kataylor27@yahoo.com](mailto:kataylor27@yahoo.com)>, 'Jack Hall' <[jackui2003@yahoo.com](mailto:jackui2003@yahoo.com)>, Katey Hoehn <[katey01@gmail.com](mailto:katey01@gmail.com)>, Mike Rousseau <[mikerhomes@cox.net](mailto:mikerhomes@cox.net)>, "Bob Crowe" <[recrowe@cox.net](mailto:recrowe@cox.net)>  
**Subject:** Re: ESCONDIDO COUNTRY CLUB  
**Reply-To:** Betty Ferrell <[realtorferrell@yahoo.com](mailto:realtorferrell@yahoo.com)>

**Dear Councilman Morasco:** Thank you for your response to my email yesterday. I have done some research and it is a misunderstanding on my part. I thought that when the City Council approved our Citizen's Property Rights Initiative 5 to 0 in 2013 that the City Council was confirming that the ECC as open space from when the planning Commission Resolution 389 was adopted in 1963 and into the future.

Further it is my understanding that Ordinance No. 2031-10 is still technically in effect. The City Council vote of 5 to 0 and adopting the ordinance amended to designate the property commonly referred to as the Escondido Country Club and golf course as Open Space-Park (OSP).

Judge Maas's ruling did not change the zoning. He ruled that the City had to allow some development which led to the settlement.

NUWI's proposed development of a Specific Plan Amendment would change the zoning and if approved, it would automatically change the zoning by Ordinance No. 2013-1 to the new Specific Plan Area zoning.

**Betty Ferrell**

**THE FERRELL GROUP**

**Berkshire Hathaway Home Services**

1895 S. Centre City Parkway

Escondido, CA 92025

Cell: 760-519-4551

BRE#00787863

[realtorferrell@yahoo.com](mailto:realtorferrell@yahoo.com)

Our family caring for your family!

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**From:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>

**To:** Betty Ferrell <[realtorferrell@yahoo.com](mailto:realtorferrell@yahoo.com)>

**Sent:** Sunday, July 16, 2017 3:32 PM

**Subject:** Re: ESCONDIDO COUNTRY CLUB

Betty,

Thank you for your email. One question, could you please elaborate on your closing comments:

**PS As I understand it, the city made a mistake many years ago when they did the new master plan and failed to bring forward the resolution wherein the ECC open space was so designated in perpetuity. It's way past time to admit the mistake and correct it . . . don't you think?**

I have inquired repeatedly in regards to this and information received does not appear to support this claim.

Thank you again.

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

On Jul 16, 2017, at 1:34 PM, Betty Ferrell  
<[realtorferrell@yahoo.com](mailto:realtorferrell@yahoo.com)> wrote:

PS As I understand it, the city made a mistake many years ago when they did the new master plan and failed to bring forward the resolution wherein the ECC open space was so designated in perpetuity. It's way past time to admit the mistake and correct it . . . don't you think?

7-2-2017

Dear Citizens of Escondido,

I have lived in the Escondido Country Club area since 1998. This was not just another development of homes then, this was the beautiful Escondido Country Club which featured 110 acres of Golf Course, an excellent restaurant, a wonderful meeting and events hall, a pool, tennis courts and a low membership cost for those who weren't golfers and only wanted the amenities that they could share with families and friends.

Our streets were intertwined around a beautiful 110 parcel of land with golf fairways, water ponds, birds and animals and people enjoying a little bit of Heaven right here in North Escondido. Over 200 lucky home owners backed up to the golf course by paying up to 25 percent higher home cost so they could have this serenity forever. The other 2,000 Country Club homeowners could see and enjoy our little bit of Heaven just driving down the streets or visiting the Country Club facilities that were open to everybody.

After the Country Club was bought out of Bankruptcy, there was a thought that it could be developed into a very profitable venture for the developer but still be a dignified, quality home area for 2,200 homeowners and Escondido. The developer put an issue on the ballot for the whole city of Escondido to vote with a request to build 270 homes. He spent several million dollars advertising and promoting the idea while the opponents only had nickels and dimes to spend against it. He was on radio, he was on television, most everyone got phone calls from his group and yet when the vote was tallied 65 percent of the whole electorate of Escondido did not want 270 homes to replace the Country Club.

Now we have a 600 plus page Environmental Impact Study regarding the effects of 392 homes even though it was already decided by the whole community that 270 was too much. Unless my reading is wrong and an article in the 7-2-2017 San Diego Union is wrong, the experts have "mitigated" the number of houses as they affect the desires of the existing homeowners. I believe that is saying the homeowners can live with it.

For the most part, what is proposed is a dreadful end to our serene and scenic hometown. Green fairways, lakes, ponds, birds, animals and golfers will be replaced by 392 giant boxes in rows and rows that will probably remind us of a military encampment rather than the lovely place where we lived. The impact of three cars, at least, per home will make our few access streets feel more like New York and Chicago, than rural Escondido.

The five members of the City of Escondido Council voted unanimously to support the Country Club group where we heard the developer threaten all of us that our area would succumb to his plan even if it took 300 years. Now it seems the Council may do that in just three.

The purists in Echo and the Country Club are for the most part reconciled to homes and no more golf course, but 392 is ridiculous. Give us something that lets us still be proud and happy to live here.

Brian Fieldman



**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: R-1-7 Zoning Country Club  
**Date:** Thursday, July 27, 2017 8:49:50 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Diane Foster [dianefoster5@gmail.com]  
**Sent:** Thursday, July 27, 2017 3:36 PM  
**To:** Sam Abed; John Masson; Olga Diaz; Ed Gallo; Michael Morasco  
**Cc:** Mike Strong; Kristin Blackson  
**Subject:** R-1-7 Zoning Country Club

July 27,2017

My property at 1370 Portola Avenue juts up to the golf course and I am a concerned homeowner about the future of said golf course. I purchased my retirement home 15 yrs ago to enjoy the luxury of green space, quiet atmosphere , and the lifestyle this retirement community offered me.

As these years have passed by I see a change in this area of town. Much more noise, congestion and homeowners who are taking less pride in their homes. They seem to be younger with multiple cars, garages used for storage instead of their cars, which are now left on the street. We have increasingly more renters instead of buyers.. etc etc. I don't have to go on about all the changes that are currently taking place as I'm sure you are aware of them. However, I do have to protest about the proposal of not following the R-1-7 Zoning per the 2012 General Plan. As stated many times "the current owner of the property purchased this land knowing the restrictives".

If you folks allow other than the R-1-7 Zoning to go thru, then I as a voting taxpayer will know you are not doing what is in the best interest of your constituents but rather putting dollars and cents in your pockets. Life should not be about financial gains but should be about quality ... something that is steadily going away from Escondido.

Yes, I understand the developer has to make money on the investment but realistic money with realistic development. Please do not let him change the atmosphere of what we have now. We are single story homes , 2 and 3 bedroom homes. There is space between our homes. We have a peaceful community with views...please don't take this away from us ! Our retirement atmosphere has changed over the years and it will be horrible here if you don't stick to the R-1-7 Zoning.

You all have heard our complaints about the traffic congestion and you can add mine to that as well. I was a nurse who day after day had to deal with traffic around the Nordal/78 or the El Norte/Nutmeg areas at 6:30 A.M. As the years passed the congestion increased. Hard to live so close to the hospital and yet hit the floor with a smile on my face after fighting congested roads.

I am a retired senior now and have set up my home for a comfortable, and easy lifestyle. This

is the reason I bought here in the first place. The construction proposed could aggravate my asthma and be a detriment to my quality of life in these "golden years".

One last comment on New Urban West.. I opened my home for the "Kitchen" meetings and listened to their proposals and also hoped they listened to the folks from our community here as they spoke of what they wanted built here. As of now, I feel like those "Kitchen" meetings were a waste of all our time. I see and hear nothing that is being addressed to what our requests were when brought forward.

I hope and pray each of you will do what is in the best interest of my neighborhood and not in the financial realms of the developer and yourselves.. Please put yourself in our backyards... Just what would you want ?

Best Regards,

--

*Diane Foster*

*(760) 703-2020 cell*

1370 Portola Avenue

Escondido, Ca. 92026

[dianefoster5@gmail.com](mailto:dianefoster5@gmail.com)

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): Escondido Country Club Development.  
**Date:** Monday, July 17, 2017 9:10:52 AM

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*Another one that went to Council.*

**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Sunday, July 16, 2017 9:29 PM  
**To:** Sam Abed <sabed@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; John Masson <jmasson@escondido.org>  
**Subject:** Contact Council (select recipient from drop-down list): Escondido Country Club Development.

cheri freathy  
[cafreathy@aol.com](mailto:cafreathy@aol.com)

Please take into account what your constituents want for the Escondido Country Club Neighborhood.

The General Plan states our area is zoned one single family house on 7000 sqft lot. The developer wants to build on lots half that size and even smaller. Why should they be allowed to change the General Plan? How can the interest of a developer be more important to the City Council & Planning Division than are the interests of the residents?

392 Homes IS WAY TOO MANY!

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): R-1-7 zoning on the Country ClubNeighborhood  
**Date:** Monday, July 31, 2017 9:48:06 AM

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*For the file and a response*

**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Sunday, July 30, 2017 10:49 AM  
**To:** Sam Abed ; Olga Diaz ; Ed Gallo ; Michael Morasco ; John Masson  
**Subject:** Contact Council (select recipient from drop-down list): R-1-7 zoning on the Country ClubNeighborhood  
cheri freathy  
[cafreathy@aol.com](mailto:cafreathy@aol.com)

The 2012 General Plan designated the Escondido Country Club property as R-1-7 zoning.

The owner bought the land knowing this.

It is NOT our community's responsibility to accommodate the owner, developer or builder's opportunity to maximize their profits.

Keep any development in the current style of the surrounding neighborhood. Keep the zoning as is.

**Thank You,**

Your "**active VOTING constituent**" in Escondido

**From:** Jeffrey Frey  
**To:** [Mike Strong](#); [Kristin Blackson](#)  
**Subject:** Development of Escondido County Club  
**Date:** Tuesday, August 15, 2017 4:54:14 PM

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I want to express my thoughts on the development of the Escondido County Club to include 392 homes. I realize that studies have been done and solutions to all of the residences concerns have been addressed on paper but as a businessman I always understood that you can pretty much make the numbers say what ever you want.

I am very concerned about the disruption of the status quo of the neighborhood during the construction and then the permanent impact on the neighborhood from the additional traffic load. While the developer has included several solutions to remedy the new traffic load I don't think enough thought has gone into the big picture of the future development of northern Escondido. Our neighbor hood will become an artery with limited control of traffic from current upstream developments, ie. Temecula, and future/current developments off North Broadway. Everyone will be looking for a shortcut to bypass the I-15 / 78 traffic. This neighborhood has enough through traffic already at peak hours.

My second concern is density of the proposed development. Great effort has gone in the general plan for Escondido and this area has been defined with a zoning of R-1-7. Through the neglect of previous city planning and council members we have been left with an undocumented higher density plan if you take away the open space of the golf course designation. Why do you need to compound that problem by changing the zoning to anything less than the current designation of R-1-7.

The people of Escondido have made it clear through petition drives and ballot results that we do not want this development as proposed. I would like to see you make the recommendation to council to keep the zoning as R-1-7

Jeffrey Frey  
2016 Gary Lane  
Escondido, CA 92029  
760-522-2886

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: Development of the Escondido Country Club  
**Date:** Thursday, August 17, 2017 8:22:40 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Jeffrey Frey <jbfrey717@gmail.com>  
**Sent:** Tuesday, August 15, 2017 5:13 PM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Development of the Escondido Country Club

I am opposed to the development of the Escondido County Club to include 392 homes. I understand that previous councils held a no growth position that has put Escondido behind the curve for the surrounding towns. I pedal a recumbent trike all over northern San Diego County and I can see the better city growth plans up close and personal. Do not let an outside developer strong arm you into caving to his money making ambitions. The constituents of this city have let it be known two times, through a petition drive and a ballot vote, saying we do not want this development and there is a third time, if you count the work of our *elected* officials giving us a general plan that calls for a zoning of R-1-7 for the county club area. Lets not go from a "NO GROWTH" to a "STUPID GROWTH" plan for Escondido. Hold to the current R-1-7 zoning designation for this area of Escondido.

Jeffrey Frey  
2016 Gary Lane  
Escondido, CA 92026  
760-522-2886

**From:** John Masson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** Fwd: for john Masson 08/04/2017 Thoughts on ECCHO v."Villages"  
**Date:** Saturday, August 5, 2017 8:10:12 AM

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FYI

John Masson  
Deputy Mayor  
District 2

Sent from my iPhone. Please excuse typos and brevity.

Begin forwarded message:

**From:** F G Freyne <[fgfreyne@gmail.com](mailto:fgfreyne@gmail.com)>  
**Date:** August 4, 2017 at 1:21:38 PM PDT  
**To:** [jmasson@ci.escondido.ca.us](mailto:jmasson@ci.escondido.ca.us)  
**Cc:** F G Freyne <[fgfreyne@gmail.com](mailto:fgfreyne@gmail.com)>  
**Subject:** for john Masson 08/04/2017 Thoughts on ECCHO v."Villages"

To Mr John Masson, Councilperson, City of Escondido

You may have heard that another successful ECCHO meeting was held on July 25, 2017.

There was a large attendance of this real community organization at the Life Church on Country Club Lane. Note worthy is the fact that many newcomers to the neighborhood joined. There is an almost seamless replacement of our ECCHO members who moved away due to personal circumstances. Yes, many astute newcomers on hand ready to contribute to the ECCHO efforts.

When I returned to my home on W Country Club Lane, there was the TV crew from Channel 8 San Diego set up on the sidewalk, with the TV camera pointing at my front door

Surprised, I asked, "Has a murder been committed here, or what?"

No, they were just using my tidy front door walkway, lined with flowers and suitable green shrubbery, and house front as a TV segment backdrop, as they had done before, when they attended and reported on the ECCHO meetings. How

handy a spot. Just move and turn the TV camera slightly and you get a view of the now de facto OPEN SPACE-PRIVATE OWNERSHIP golf club grounds. Great contrast for a TV picture.

The TV people asked a question about my letter folder, which I had taken for use at the ECCHO meeting. This led to questions about my Mississippi State University coach's sideline polo. Are you TV people tracking Hunter Renfroe, Mississippi State University grad now playing RF and hitting Home Runs for the San Diego Padres? We, we are real and authentic people in ECCHO.

Please note: We in ECCHO are getting our voices and views communicated to the entire San Diego area. We are not using vacuous PR writups for printing in the North County local throw-away newspapers as the Mr M Schlessinger / NUWI team are. Did you see one of the latest PR color drawings created and circulated for the "Villages"? It showed a 1920's era two-door roadster, strolling gentlemen in vintage summer straw/bowler hats—all reminiscent of a "Great Gatsby" clubhouse setting on Long Island—for Hollywood. Trees shown; maybe these are a few of the ones that will be spared from the massive number of 600 plus trees on the Escondido Country Club that would be chopped down. All that was missing from their PR sketch was the attendant with the white wine and Brie.

Certainly, this vacuous image is neither Escondido 2017 nor Escondido 2017 nor the future we want for our area. We will be getting our authentic message out to all in our North County and San Diego extended community.

Now ECCHO is confronting a professionally written DRAFT EIR with respect to the ECC. Professionally written but still ridiculous. (Why such weak analysis given of air pollution-health, traffic impacts, noise impacts and the environmental effects on our densely populated community?) What Chutzpah on the part of the out-of-town Beverly Hills pseudo-developer. What Chutzpah to ignore something called Proposition H, and the fate that was assigned to it on November 4, 2014. What Chutzpah to demand that the Escondido Planning Commission and Escondido City Council bow down and roll over to his demand for multiple costly changes to both SD county and Escondido city zoning and planning so that he can stick nearly 400 rabbit-hutches into a developed urban area. What Chutzpah to demand such a "favor".

Does this Beverly Hills casual visitor think that the Escondido residents and Escondido voters will roll over to do his bidding? A corrective message needs to be sent by all citizens in Escondido.

My suggestion : In response to this, the ESC Planning Commission and City Councilpersons should be preparing their rebuttal summaries now to stop this

“Villages” exploitation request .

In addition, the ESC City Council should thoroughly review all the Zoning and Planning activities since the ECC came on the scene in 1963 era.. Yes, right from the Golden Circle Development and the origins of the golf course. Just when and how did this active and profit making golf course land get mis-zoned as R-1-7 property? Somewhere along the line in the archives of city zoning and city planning activities some miscommunication errors, clerical transcription errors, or (less-probable ) maybe even human skulduggery errors happened. A related and highly relevant question: Is there any OPEN SPACE land on the ECC that has not been allocated for some developer’s density tradeoff somewhere in the City of Escondido? This should include all interactions with the owners of the ECC golf course, to include required easements, dead restrictions , operating requirements, and any other encumbrances upon the property. A complete, comprehensive and transparent audit must be made by the City of Escondido.

Having listed these possible mis-zoning error sources, I am sure it was before any of our current honorable council persons’ watch at City Hall.

The Escondido City Council owes it to all the citizens of Escondido, including all the ECCHO members, to return the correct zoning to the ECC; namely, OPEN SPACE - PRIVATE . (It can be readily returned to an active golf course /country club for the entire NW Escondido community. My personal and professional contacts assure me that this is feasible. ) May I encourage the city council persons to do their Due Process research, and prepare a plan to rectify this wrongdoing to the Escondido community.

Need I remind you that we in ECCHO are a talented community, a functioning community, an organized community, a real community---not the glossy fake community depicted in the NUWI posters, and---lastly but most importantly---we live here and we have voted and we will continue to vote.

Again, thank you all for your service on the Escondido City Council.

May I wish all of you an enjoyable August summer vacation.

Frank G Freyne

1408 W Country Club Ln

Escondido CA 92026

PS: Mr John Masson, All of us in ECCHO thank you for your support, and your continual speaking up for our views and our homes and our community. Thank you.

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: ECC Project Proposal - Draft EIR - R-1-7 Zoning per 2012 General Plan  
**Date:** Friday, August 11, 2017 8:23:22 AM

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**From:** Ed Gallo  
**Sent:** Thursday, August 10, 2017 8:12 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: ECC Project Proposal - Draft EIR - R-1-7 Zoning per 2012 General Plan

Begin forwarded message:

**From:** Kathy Funk <[katfunk2@yahoo.com](mailto:katfunk2@yahoo.com)>  
**Date:** August 10, 2017 at 5:09:49 PM PDT  
**To:** <[sabed@escondido.org](mailto:sabed@escondido.org)>, <[jmasson@escondido.org](mailto:jmasson@escondido.org)>, <[odiaz@escondido.org](mailto:odiaz@escondido.org)>, <[egallo@escondido.org](mailto:egallo@escondido.org)>, <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Cc:** <[katfunk2@yahoo.com](mailto:katfunk2@yahoo.com)>  
**Subject:** ECC Project Proposal - Draft EIR - R-1-7 Zoning per 2012 General Plan  
**Reply-To:** Kathy Funk <[katfunk2@yahoo.com](mailto:katfunk2@yahoo.com)>

To City Representatives,

I am writing to provide my input as a voter and resident in the Escondido Country Club community regarding the proposed development in the area of the closed golf course property.

I have reviewed the draft EIR document on the city website and based on the information found on this report, I wish to convey that I am against any consideration of rezoning of the property to allow for increased housing development.

The 2012 General Plan designated the property as R-1-7 zoning and I do not feel that the existing community should be subjected to the negative impacts of rezoning the property to accommodate the developer's proposed plan. I vote to maintain the existing R-1-7 (7000sf) lot size.

I request that you seriously consider this position when making a final determination on the development of this property.

Sincerely,

Kathy Funk  
2062 Golden Circle Drive

Escondido, CA 92026

**From:** [egugliel@sbcglobal.net](mailto:egugliel@sbcglobal.net)  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Kristin Blackson](#)  
**Subject:** Message from ECCHO Member  
**Date:** Friday, August 04, 2017 3:20:03 PM

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ECCHO Member Message  
Friday, August 04, 2017 at 15:19:53 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:  
no traffic mitigation proposed at the corner of Bennett Ave and Woodbridge Rd, whether coming from El Norte or coming from Firestone Dr. This is an extremely dangerous corner as-is, adding 392 more homes is only going to increase the amount of side traffic that will cut to 78 from our side streets and this street was not mentioned at all in EIR. This is not a safe intersection and will only become worse if proposed development is approved. This development proposal is not the solution to our community - 158 homes and not one more - defend our current zoning and the expectation of those homeowners living there now.

Name: Erica Garcia  
Email: [egugliel@sbcglobal.net](mailto:egugliel@sbcglobal.net)  
Address: 1650 Foxfire Place, Escondido, California 92026 .

**From:** jeffreypgarcia@hotmail.com  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Kristin Blackson](#)  
**Subject:** Message from ECCHO Member  
**Date:** Friday, August 4, 2017 2:46:31 PM

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ECCHO Member Message  
Friday, August 04, 2017 at 14:46:22 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:  
concern for the demand on public services. I moved into this neighborhood knowing the schools in the area were below capacity - the addition of 392 more homes WILL impact my children's education. Please, do not approve this project. Keep our community small - less than 150 homes will work if the developer weren't so greedy!

Name: Jeff Garcia  
Email: jeffreypgarcia@hotmail.com  
Address: 1650 Foxfire Place, Escondido, California 92026 .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: country club  
**Date:** Monday, July 24, 2017 10:00:30 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Mary Gaster [mardew@webtv.net]  
**Sent:** Monday, July 24, 2017 9:50 AM  
**To:** Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** country club

The number of homes being considered is just way to many for our area.. I have been a homeowner on the course for over 30 yrs and this has been an area that birds use on their way to a destination ... The proposed housing is terrible.. all 2 story buildings and very close to one another.. Where is the traffic going to go.. Country Club Lane and Nutmeg will be a nightmare.. Lets be honest.. families today have 2 cars and if a teen, perhaps 3 vehicles per house... I do wish you had considered housing for older people and had nice walking trails for them and perhaps gated.. Since the demise of the Country Club, it appears the gangs have found our are and I am so disappointed with the City Council allowing the owner to leave the buildings vacant and not at the very least maintaining some semblance of what was once considered a nice area of Escondido... We voted for all of of you and did expect you to keep the area nice and safe as it once was..

We now have crime in the area.. cars broken into and prowlers.. We NEVER had that before.. Since I have lived her for so long, I am just heartsick to see the area become a problem..I had always felt very safe here and that is not to be today.. I understand that the property was sold and knew it would never be a golf course again, but did not dream that you would allow 392 homes .. that is the number of buildings ,but not the number of residents.. home, condos and apartments...

We voted against all this and then it was rescinded by a judge.. all so wrong..

Sincerely,

Mary Gaster

1909 David Drive  
Escondido, Ca 92026

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: Dear Ms Blackson,  
**Date:** Sunday, August 13, 2017 7:34:04 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Mary Gaster <mardew@webtv.net>  
**Sent:** Sunday, August 13, 2017 10:43 AM  
**To:** Kristin Blackson  
**Subject:** Dear Ms Blackson,

I am asking that you do not vote in favor of so many homes to be built on the defunct course.. I have lived here over 30 years and realize the property will never be a golf course.. I am upset with the number of buildings proposed and how it will change our once very nice area of Escondido to be changed forever. I am so disappointed that the property was not designated for Senior housing.. all one level and gated.... I am reasonably sure the homeowners here would have championed that ....But the proposed number of buildings, all 2 level on small lots is not acceptable to us.. I have seen lots of changes to Escondido in my 30 yrs here, and knew that that there would be homes built on the property.. but the plan as it is proposed today is not acceptable.. The traffic will be horrendous and you know that every home, condo and apt will have 3 cars.. Husband and wife need jobs to afford the homes and if they have teen who drives.. to be honest, just too many cars and traffic it will cause.. Please vote against the plan that has been proposed.. We moved here because it was a quiet , nice neighborhood in Escondido.... It will be a nightmare !!!

Thank you for listening..  
Sincerely,  
Mary Gaster  
1909 David Drive  
Escondido, Calif... 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: R-1-7 Zoning for Escondido Country Club property  
**Date:** Thursday, August 17, 2017 3:55:48 PM

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**From:** Ed Gallo  
**Sent:** Thursday, August 17, 2017 3:35 PM  
**To:** Bernadette Bjork  
**Subject:** FW: R-1-7 Zoning for Escondido Country Club property

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**From:** Monica Giotta [<mailto:Mgiotta@cox.net>]  
**Sent:** Thursday, August 17, 2017 3:46 PM  
**To:** Ed Gallo <[egallo@escondido.org](mailto:egallo@escondido.org)>  
**Subject:** R-1-7 Zoning for Escondido Country Club property

Dear Council member Gallo:

We are writing to ask you to vote to retain the current R-1-7 zoning for the former Escondido Country Club property. The owner, Mr. Schlesinger, is trying to maximize his financial gain without any concern for residents or the City of Escondido. The renderings at the recent (7/31/17) City Planning meetings for the proposed 392 dwellings were obscenely dense and unattractive. This development does not make the best use of the property. Please consider not only Escondido's present but its future. Please vote to retain the 2012 General Plan R-1-7 zoning.

Thank you,  
Thad and Monica Giotta  
1842 Firestone Drive  
Escondido, CA  
(760) 703-1136

**From:** Pat Grant  
**To:** [Kristin Blackson](#)  
**Subject:** ECCHO  
**Date:** Monday, July 31, 2017 5:24:18 PM

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Dear Ms Blackstone,

I have several concerns with this proposed Villages project. The name "Villages" would give one the impression of a quaint little area. Not true in this case.

First is the traffic. I have lived on Pinehurst AV for 10 years. I have no barrier from Country Club so I have really noticed the increase in traffic. Especially early morning and evening as this is a popular shortcut from I-15 to 78 and reverse in the evening. This will only continue to grow.

Second is the possible change from the 2012 General Plan to change the zoning to accommodate 300+ homes. It will be another Harmony Grove where cookie cutter two story homes are all creamed in. That is absolutely out of context with the rest of the neighborhood. Especially when mostly single story homes surround the golf course. Then you have these out of place huge two story homes on lots that are about 3400 sq ft.

Please give the residents, mostly long time residents, a little support and consideration. They are not the ones that screwed this up in the first place.

Sincerely,

Patricia Grant  
1724 Pinehurst AV  
Escondido  
760-518-6009  
bates342@gmail.com  
Sent from my iPad

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: Message from ECCHO Member  
**Date:** Thursday, July 27, 2017 10:40:07 AM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Jayrg19@gmail.com [Jayrg19@gmail.com]  
**Sent:** Tuesday, July 25, 2017 11:04 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Tuesday, July 25, 2017 at 18:04:56 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:  
Our streets were not designed to add about 800 vehicles from new residents. That increase would require expansions on the already traffic burdened El Norte/I-15 southbound on ramp. Commuters are dashing through our streets to avoid the I-15/78 interchange which is a serious safety concern.

Name: Jay R Grossman  
Email: [Jayrg19@gmail.com](mailto:Jayrg19@gmail.com)  
Address: 1423 Westwood Place, Escondido, Ca 92026 .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: Draft EIR  
**Date:** Thursday, July 27, 2017 10:51:18 AM

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Kristin Blackson, Contract Planner

City of Escondido

kblackson@escondido.org

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**From:** Jay R Grossman [jayrg19@gmail.com]  
**Sent:** Wednesday, July 26, 2017 6:41 AM  
**To:** Kristin Blackson  
**Subject:** Draft EIR

My wife and I live on the 16 th green of the country club. We are against a zoning change on the ECC property. The 2012 General Plan designated ECC property as R-1 zoning. That should not be changed to satisfy the new owner at the expense of all of the current residents who bought their properties with the understanding that hundreds of homes would not be built in the open space.

Thank you for your consideration  
Jay R Grossman MD  
Jacqueline Skay  
1423 Westwood Place  
Escondido Ca 92026

Sent from my iPhone

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: EIR  
**Date:** Thursday, July 27, 2017 10:51:45 AM

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Kristin Blackson, Contract Planner

City of Escondido

kblackson@escondido.org

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From: Jay R Grossman [jayrg19@gmail.com]  
Sent: Wednesday, July 26, 2017 6:50 AM  
To: Kristin Blackson  
Subject: EIR

As I read my email to you I realized I meant to say don't change the R-1-7 zoning.

Thanks

JayR Grossman MD

Jacqueline Skay

Sent from my iPhone

**From:** Erica Guglielmetti  
**To:** [Sam Abed](#); [John Masson](#); [Olga Diaz](#); [Ed Gallo](#); [Michael Morasco](#); [Mike Strong](#); [Kristin Blackson](#)  
**Subject:** Draft EIR  
**Date:** Friday, August 4, 2017 4:31:38 PM

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Thank you for hosting this past Monday to allow additional questions and information distribution following the EIR submission.

I wanted to provide my additional comments, which I have found to still not be adequately addressed by the EIR and supporting documentation:

**Drainage and Aesthetics** - I did not buy my home with the understanding that I would be looking out my master suite window to see a drainage pond behind a new row of tightly packed 2 story houses. The proposed development of detached and attached dwellings on lots averaging less than half of the current zoning is not compatible with our current neighborhood. You might as well place a wall around the old ECC and the new development areas because that is what the aesthetics will become for those who bought on the greenways and open space.

**Traffic** - Our streets were not designed to add approximately 800 vehicles from new residents. The proposed traffic increase would require expansions on the already traffic-burdened El Norte/I-15 southbound on ramp, though the developer is unsure a construction project would be allowed. The developer has not displayed a plan to address such an improvement to the on ramp and lacks my trust that space/land in the area nor CalTrans would accommodate such a plan. Commuters are currently dashing through our streets in order to avoid the I-15 / 78 interchange which is a serious safety concern, for me this is especially apparent at the intersection of Bennett and Firestone Dr getting to or from El Norte Parkway. The short intersection is blind corner and has no stop signs in place currently, with an added 400 vehicles potentially using the shortcuts through our neighborhood, the intersection will only become that much more dangerous.

**Noise & Air Quality** - Construction will take years. The noise and dust will eliminate my quiet enjoyment of living and my poor rescue dogs will no longer have a relaxing end of life environment. I have adopted senior dogs to love and care for them in their last years and one of those dogs is also blind. The noise of construction will be truly detrimental to his health and happiness. As he only has sounds, hearing the constant noise of construction behind my home will cause him confusion, stress and seriously damage his quality of life. That is not to mention what the noise and dust will do to my young children. How much fun will it be for them to play in the backyard during days while tractors push dirt, debris and dust into the air and eventually their noses? My children will lose the years of their lives to play in our backyard. While most of our residents are seniors, I am not and I strongly urge against the zoning change and construction of 392 homes in our community - it just doesn't fit to our community, our aesthetics, the community traffic space. What kind of smell will be created for those living directly behind a drainage pond? I do not want to imagine trying to enjoy my evening from my backyard balcony and having to smell the aroma of a drainage pond after a hot summers day. Would you like that in your backyard?

1650 Foxfire Place, Escondido CA 92026

•• Erica Guglielmetti Garcia, MBA San Diego, CA t: 760.703.7060 | e:  
egugliel@sbcglobal.net

**From:** Annette Halderman  
**To:** [Kristin Blackson](#)  
**Subject:** Villages  
**Date:** Wednesday, August 9, 2017 10:12:30 AM

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Ms. Blackson, I have written to you before about the development of the former Escondido country club property. I wish to go on record again to protest the number of homes proposed by the developer. Three hundred and ninety two homes will add at least 750 to 800 cars to our roads daily. The trees and earth will be replaced by more concrete which adds to higher temps and water runoff problems. Two story homes will look down on one story homes compromising privacy and the smaller lots will force homes closer together which had formerly been buffered by the green space the golf course offered. Please consider these issues before allowing this quiet middle class neighborhood to become another overcrowded, dense, noisy, traffic congested inner city area. Sincerely,,  
Annette Halderman 1520 David Dr. Esc 92026

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: Message from ECCHO Member  
**Date:** Friday, July 21, 2017 9:26:04 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** recrowe@cox.net [recrowe@cox.net]  
**Sent:** Wednesday, July 19, 2017 2:25 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Wednesday, July 19, 2017 at 09:25:21 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

Section 2.6 Noise: The EIR lists many numbers and types of noise levels on a technical basis, but it totally ignores the impact on a neighborhood that for over 50 years has considered a golfer yelling FORE to be a loud noise. That is the reason most of us moved here, to enjoy peace and quiet. The proposal to have heavy loud equipment and construction going on for five to ten years is a very significant impact on our peace and quiet, and for many of us that will be for the rest of our lives. We recognize that when our homes were built there was noise, but fortunately the only neighbors at the time were golfers on their daily rounds. Because the developer has destroyed the once beautiful Escondido Country Club and will not allow any golf as long as he owns it we recognize that something may be done on the property. A reasonable development, based on the City's historical granting of smaller lots for some adjacent areas through the process of encumbering many acres of the Golf Course, could be allowed. This development would have to fit in with the character of our single story homes complying with the General Plan R1-7 zoning. This would significantly reduce the Noise impacts on residents and reduce the number of years of the cumulative impact.

Name: E.W. Hale  
Email: recrowe@cox.net  
Address: 1230 La Mirada Ave., Escondido, CA 92026 .

**From:** les@odinspoint.com  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Kristin Blackson](#)  
**Subject:** Message from ECCHO Member  
**Date:** Friday, July 28, 2017 9:30:24 PM

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ECCHO Member Message  
Friday, July 28, 2017 at 21:29:00 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:  
housing density for the land available as well as ensuing traffic issues.

Name: Les Hanson  
Email: les@odinspoint.com  
Address: 2025 Billy Glen, Escondido, CA 92026 .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Sunday, August 13, 2017 7:02:47 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** douglas.l.henson@gmail.com <douglas.l.henson@gmail.com>  
**Sent:** Thursday, August 10, 2017 4:05 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Thursday, August 10, 2017 at 11:05:24 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

I think that leaving the zoning at 7000 per lot makes sense. It will mean less congestion for the neighborhood. it will also mean they can build one story homes, more in keeping with the current neighborhood.

Name: Douglas Henson  
Email: douglas.l.henson@gmail.com  
Address: 1402 Westwood Place, Escondido, CA 92026 .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:kblackson@escondido.org)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Monday, August 7, 2017 9:58:25 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** charles.hervert@gmail.com <charles.hervert@gmail.com>  
**Sent:** Monday, August 7, 2017 5:56 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Monday, August 07, 2017 at 12:56:54 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

That the General Plan is NOT being followed! The Escondido General Plan itemizes several essential reference points related to the proposed development of the E.C.C. • "Escondido's General Plan Land Use Element arranges major land uses (Re: R-1-7), to preserve and enhance the integrity and character of established neighborhoods, provide opportunities for future growth to meet the communities vision" • "Escondido is a community with historical significance. Residents acknowledge that protecting and preserving local history is vital..." (Defeat of Prop H) • Smart Growth "Escondido is largely built out with limited vacant land available for new development. The upgraded general plan's smart growth principles represent a shift in focus from - how to develop vacant land to how to reinvest in existing neighborhoods" - strengthening and enhancing existing neighborhoods - preserving open space, natural beauty and critically sensitive areas."

Name: Chuck Hervert  
Email: [charles.hervert@gmail.com](mailto:charles.hervert@gmail.com)

Address: 1350 La Mirada Way, Escondido, CA 92026 .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** Fw: The Villages - Escondido Country Club None 28 KB  
**Date:** Thursday, August 10, 2017 6:03:57 AM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** John Masson  
**Sent:** Wednesday, August 9, 2017 3:34 PM  
**To:** Kristin Blackson  
**Subject:** FW: The Villages - Escondido Country Club None 28 KB

FYI

John Masson  
Deputy Mayor/Council Member- District 2

City of Escondido  
201 North Broadway  
Escondido, CA 92025  
760.839.4638

[www.escondido.org](http://www.escondido.org)

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**From:** Lee Hodges [mailto:lehlah@cox.net]  
**Sent:** Wednesday, August 09, 2017 12:30 PM  
**To:** Sam Abed <sabed@escondido.org>; John Masson <jmasson@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>  
**Cc:** Mike Strong <mstrong@escondido.org>; dblackson@escondido.org  
**Subject:** The Villages - Escondido Country Club None 28 KB

I attended the New Urban West, Inc. open house at City Hall on July 31, 2017. The information was well-presented with an attentive staff answering questions. However, the realities of three hundred and ninety-two dwellings was grossly understated.

I was told that the homes would be like what is being built in Harmony Grove. So, I took a ride over there to check it out. The project is on a vast scale. I drove to one of the blocks under construction I attended the New Urban West, Inc. open house at City Hall on July 31, 2017. The information was well-presented with an attentive staff answering questions. However, the realities of three hundred and ninety-two dwellings was grossly understated.

I was told that the homes would be like what is being built in Harmony Grove. So, I took a ride over there to check it out. The project is on a vast scale. I drove to one of the blocks under construction where three homes had been built and the footings for the rest of the block had been dug. What a reality check. The homes are so close, they almost look connected. There are a few major roads connected by many blocks of one-way roads, posted with the direction of travel and “no parking” signs. It took me awhile to navigate myself out. I would urge all members of the City Council to check it out before voting. Imagine that in your own backyards.

The “Villages” plan looks like a red flag for disaster preparedness: fires, earthquakes and flooding could occur, and probably will. Getting out of The Villages, and getting out of our existing community could be quite challenging.

Round-a-bouts. The time it would save a driver that’s trying to get out of Escondido’s jurisdiction would be mute. This traffic calming measure will not help the areas that will suffer the largest impact of the additional traffic. The back-up of traffic going to and from I-15 north and south has no mitigation. Either does the back-up that will occur at the light at El Norte Parkway and Country Club. I don’t know how these round-a-bouts would affect emergency responders. And the elderly drivers in this community would be confused and slow down to the point of being dangerous. It could turn out to be a liability for the City.

R-1-7 is the zoning that allowed the owner build and should be held accountable to build. Stick to the City of Escondido General Plan.

As I recall, the voters voted NO on Proposition H. There’s little difference between that plan and the NUWI plan. High-density housing does NOT fit into this community!

**From:** Linda Hodges  
**To:** [Sam Abed](#); [John Masson](#); [Ed Gallo](#); [Michael Morasco](#); [Olga Diaz](#)  
**Cc:** [Kristin Blackson](#); [Bill Martin](#); [Mike Strong](#)  
**Subject:** The Villages  
**Date:** Wednesday, August 2, 2017 1:23:39 PM

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Dear City Planners & City Council Members,

I am just another concerned citizen who is worried about how things are going down with respect to the Escondido Country Club property. I've been to all the meetings, listened to all the explanations, and I STILL don't understand why The Villages is even being considered:

**SPECIFIC PLAN.** The citizens of Escondido already voted against a "specific plan" very similar to this one (high density housing), so why must we face yet another one? Other than the people who are proposing it, there is no discernable difference in this new plan. And why is it that the citizens don't get to vote on this one as well? Why is it being left in your hands?

**MORE UNNECESSARY HOUSING.** I understand that property is a precious commodity, but I was looking at some real estate sites today. The available homes for sale in Escondido range anywhere from 372 to 635. So why do we need 392 additional homes? An additional 150+ would work and would support the needs of the current citizens who are trying to sell and/or upgrade to larger homes.

**R-1-7.** I believe it was in 2012 that this land was declared R-1-7 zoning. What gives anyone the right to ask for re-zoning to a high density area in the middle of this beautiful neighborhood? When did "community" thinking get pushed to the side for greed?! And especially since it was already voted down!

**MITIGATION** [mit-i-gey-shuh-n]: *the act of making a condition or consequence less severe*

NUWI's list of mitigation actions that are intended to "lessen" the impact of adding 392 homes is totally ineffective. Based on Escondido's data of 3.12 persons/household, and a minimum of 2 cars/home, there will be an additional 1,223 people and 784 more cars to contend with, and it's in such a small area!!!! Their meager attempts to "mitigate" those additions are totally laughable.

**TRAFFIC.** NUWI plans to create bicycle and walking paths to lessen the amount of cars on the road. HEL-LO! Do they have ANY clue as to where we are? First of all, walking and riding bikes is only done recreationally here, and not by many. We are generally an older community. Even if we were younger, where would people walk or ride to? There are so few businesses around here. In fact, a good number of people who live in Escondido commute to San Diego to work. And why? Because they can't afford the homes down by their place of employment. So creating paths and bike lanes isn't going to do much for keeping cars off the road, is it? And, when figuring the number of cars on Country Club and El Norte, they chose to "ignore" the dozens of cars that utilize these two roads so as to avoid the Interstate 15 to 78 interchange. How does one not count the cars that are already there? The traffic circles they plan may help reduce the speeding, but we need that right now anyway, and they won't do much to help curtail the traffic created by 784 additional

cars on the road. I have a couple of friends on Gary who are wondering how they will ever get out of their driveways. I'm wondering if we'll be fighting for parking at the Vons center and how the hell we'll get out of that parking lot after shopping. The exits are already too crowded.

**WATER.** Is NUWI kidding? Low-flow water fixtures? That certainly doesn't mitigate the amount of water needed for the actual construction, nor the EXTRA water that is being used by these 1,223 new people. Besides, in general, people hate those fixtures and change them out to something they really wanted in the first place. All I see is more waste and unnecessary water use.

**TREES.** Wow, that's very interesting. One would think that a "protected" tree would be one that you can't chop down because it's endangered or can't easily be replaced. However, it appears I was wrong. I've just learned that a full grown, "protected" tree can be chopped down and replaced with TWO baby twigs, and they probably don't have to be the same type of tree. What is protected about that?

**GREEN SPACE.** So, out of the generosity of their hearts, NUWI is providing us with "green space" instead of building homes on those areas. That's a bunch of bullcocky too. There are areas around the old golf course that they CAN'T build on because there are drainage ditches, flood plains, or easements, so just tell it like it is instead of pretending they're doing this for us.

**WILDLIFE.** So, while the migratory birds are nesting, they can't be disturbed. But it seems their homes will be totally non-existent right after they leave the next. And what about the non-migratory birds who still live here? We're all used to having them around. We like them, we provide water for them. But they'll totally disappear when there are no large, protective trees in which to make their nests.

At any rate, it is obvious to all of us who live in the area, that things will definitely change, and we have to accept that. However, this "Villages" plan is WAY overboard on the greedy developer end of things, and it isn't going to keep this "calmed" neighborhood a desirable place to live. We already have an overcrowded and, in many ways, depressed, city. There's a beautiful neighborhood right in front of you, and it seems that this plan wants to bring it down to a lower level. It once was the most desired place to live in Escondido. We now have no recourse but to accept the decision that you, the City Planners and City Council make. So, PLEASE make the right one and choose the alternative plan that provides for R-1-7 housing to keep this area the "COMMUNITY" that it is. Thank you.

Linda Hodges

1905 David Drive

Escondido, CA 92026

**From:** Katey Hoehn  
**To:** [Sam Abed](#); [John Masson](#); [Olga Diaz](#); [Ed Gallo](#); [Michael Morasco](#)  
**Cc:** [Mike Strong](#); [Kristin Blackson](#); [Mike Slater](#)  
**Subject:** DEIR - The Villages - Escondido Country Club  
**Date:** Sunday, July 30, 2017 1:10:35 PM

---

Mayor Abed, Deputy Mayor Masson and City Council Members,

As I read through the 600+ pages of the Draft EIR for the ECC property I can't help but ask myself, why are we still fighting this battle? Initially the City Council voted 5-0 to adopt the Citizens Initiative to keep the Country Club property as an Open Space. During discussion before the vote it was clearly evident that when the City's General Plan was updated in 2012, under the direction of Council member Olga Diaz, the 110 acres of golf course property was never listed as potential acreage for development. However, the "open space" designation was inadvertently left off the 2012 General Plan update when it was approved by the City Council. The mistake was made by the City but we, as residents of the Country Club community and constituents, have to pay the price. How is that fair?

Further, after a city-wide vote in 2014, Proposition H was defeated, with 61% of the citizens of Escondido voting against the development of the ECC property. Threatened with a lawsuit, the City chose to settle with the out-of-town owner/developer rather than defend the rights of the residents of the community and try to make up for the initial mistake in 2012 when the General Plan was updated. I know the City carries errors and omissions insurance to protect itself from mistakes that may be made in the course of doing business and adoption of the incomplete General Plan in 2012 was an mistake. That error should have been caught during review by the Planning Department but instead Planning Department staff later told the out-of-town speculator that the property was apparently zoned R-1-7. Now we, as residents of the Country Club community and constituents, have to pay the price. How is that fair?

Finally, with the golf course nothing but a memory, our homes have been devalued and while our values were comparable with the homes at the Lake San Marcos Golf Course five years ago, that is definitely not the case today. Those of us owning properties that abut the golf course have lost in excess of \$85,000 and the appreciation that North County residential properties have experienced during that time. Again, how is it fair that we must shoulder the financial burden caused by a lack of due diligence within the City of Escondido's Planning Department in 2012 and reinforced by a vote of the City Council when you chose to settle the lawsuit with Schlesinger & Stuck In The Rough?

Now I am hoping that you will not "add insult to injury" and approve the DEIR and ultimately the massive housing project proposed by New Urban West Inc. Our quality of life will be greatly impacted, in a negative manner, should the 392 unit development be approved. The traffic, noise, air pollution and sheer wall of two-story boxes behind our homes will destroy the character of what was once the pride of Escondido. Any development will be an "infill"

project and for aesthetics should be compatible with the character of the existing neighborhood. Other North County cities have accepted this standard when reviewing and approving "infill" projects. Escondido needs to do so as well. New Urban West's project of 392 two-story homes will not meet that standard.

As residents we are trying to maintain our sense of community. We don't need, or want, a \$10 million dollar clubhouse. We want a reasonable development of no more than 160 homes, on 7000 sq foot lots. Schlesinger sued the City to enforce the R-1-7 zoning and the City settled. The Court's ruling gave him "some density" but it didn't guarantee him approval of a Specific Plan to override the R-1-7 zoning and build 392 homes. Give Schlesinger and the New Urban West what they fought for—a reasonable development consistent with current R-1-7 zoning.

In closing, please consider what's best for the residents of the Escondido Country Club community rather than side with a greedy, out-of-town owner and his chosen developer. Consider what is fair for us and in the best interests of the City of Escondido. You have only one chance to make the right decision because once the project is approved, the bulldozers will move in.

Thank you,

Catherine Hoehn

1110 W. Country Club Lane

Escondido, Ca 92026

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: Escondido Country club  
**Date:** Sunday, August 13, 2017 7:03:39 PM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Debra Hogue <dsh2213@yahoo.com>  
**Sent:** Thursday, August 10, 2017 1:41 PM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Escondido Country club

To my Elected Officials,

This issue with the Escondido Country Club has been going on for far too long! It should have been settled with the vote of the Escondido residents several years ago. I am saddened the the voters' wishes were unheard to the point of being seemingly ignored. I understand that the new owners of the property want to develop in order to make a profit. However, 392 "dwellings" are simply too many. They are a contradiction to the original planning of the community. The development plans that are proposed are not suitable for anyone except the new owners of the property. Our community's resources are already close to being at their limits. Our roads and highways certainly cannot handle the extra traffic that more homes will bring. Escondido citizens have already voted once to stop the overcrowding and inappropriate development of this property! Please listen to us and honor your citizens' original decision.

Thank you,  
Debra S. Hogue  
Escondido Citizen

**From:** Beth Johanson  
**To:** [Mike Strong](#); [Kristin Blackson](#)  
**Subject:** Re: City of Escondido E-Newsletter: The Villages - Escondido Country Club Project Proposal  
**Date:** Wednesday, August 9, 2017 5:03:45 AM

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Dear Ms. Blackson and Mr. Strong,

Thank you for the email regarding the Country Club development proposal. As homeowners in the area, we are against the development. It is too many homes for the proposal and cramming in these new homes will drastically change the feel of our neighborhood. We are in support of development for a reduced amount of single family homes.

Thank you,

Beth Johanson

On Aug 8, 2017, at 8:35 PM, Mike Strong <[mstrong@escondido.org](mailto:mstrong@escondido.org)> wrote:

Good evening,

The attached e-newsletter was created by the City of Escondido to provide an update to interested parties about recent activities and/or provide a status update about the proposed development plan application, called the Villages - Escondido Country Club Project.

This e-newsletter is the sixth in the series, so far, during the course of reviewing the proposed Project.

Visit the City's Project website at <https://www.escondido.org/ecc.aspx> for more information about the Project and/or the planning process.

*This City-sponsored email provides an informational service only. Your email will not be used for any other purpose in accordance with the CAN-SPAM Act. If you do not wish to receive these e-newsletters in the future, please reply to this email to indicate as such.*

Thanks

Mike Strong  
Assistant Planning Director  
City of Escondido

<VillagesECC-August2017Newsletter(6).pdf>

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: SITR / NUWI DEVELOPMENT PLAN  
**Date:** Monday, July 17, 2017 9:10:21 AM

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*Good Morning, Ed Gallo forwarded this one to me.*

---

**From:** Ed Gallo  
**Sent:** Sunday, July 16, 2017 8:06 PM  
**To:** Bernadette Bjork <[bbjork@escondido.org](mailto:bbjork@escondido.org)>  
**Subject:** Fwd: SITR / NUWI DEVELOPMENT PLAN

Begin forwarded message:

**From:** <[gfdbr@aol.com](mailto:gfdbr@aol.com)>  
**Date:** July 16, 2017 at 8:02:24 PM PDT  
**To:** <[egallo@escondido.org](mailto:egallo@escondido.org)>  
**Subject:** **SITR / NUWI DEVELOPMENT PLAN**

Dear Councilman Gallo:

I am writing to express my strong opposition to the current plan of NUWI/SITR for development of the property that was Escondido Country Club.

I have lived in the ECC neighborhood for 25 years. I experienced the time when the Country Club was an important social and recreational element of Northwest Escondido, and, I have now witnessed the destruction of the Country Club by out-of-town developer SITR.

The NUWI/SITR development plan of 392 homes on the ECC property is 2.5 times larger than any previous housing project within the ECC neighborhood. This plan completely ignores the historical transfer of over 47 acres of development capacity to 19 other completed projects in the ECC area.

**Under current zoning laws, no more than 221 homes can be built on the 109 acres property.**

Despite repeated assurances from NUWI/SITR to the ECC community that they would listen to our comments and modify any development of the ECC property to accommodate neighborhood concerns; the current project proposed by SITR/NUWI is a mirror image of the original 400 unit plan submitted by SITR (Prop H), which was overwhelmingly rejected by Escondido voters.

The 392 homes proposed by SITR/NUWI represent a massive and improper intrusion into the ECC neighborhood. Our property values have already been negatively impacted by 20% + as a result of no golf course. The last thing we now need is this gigantic housing project upsetting the balance of our neighborhood. What we need is respect for the lesser development capabilities imposed on the ECC property by previous density transfers and development of the ECC land in a manner that is *consistent with those limitations*.

Please honor your civic obligation to protect the unique character of the ECC area and the decision of the great majority of Escondido voters and *do not allow this oversized development by SITR and NUWI to go forward*.

Thank you,

Gary F. Johnston  
1642 David Drive  
Escondido, CA 92026

**From:** gfjdbr@aol.com  
**To:** [John Masson](mailto:John.Masson@samed.escondido.org); [samed@escondido.org](mailto:samed@escondido.org); [Michael Morasco](mailto:Michael.Morasco@eglo.escondido.org); [eglo@escondido.org](mailto:eglo@escondido.org); [Olga Diaz](mailto:Olga.Diaz@escondido.org); [Mike Strong](mailto:Mike.Strong@escondido.org); [Bill Martin](mailto:Bill.Martin@escondido.org)  
**Subject:** Fwd: Environmental Impact Report  
**Date:** Tuesday, August 8, 2017 10:08:11 PM

---

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

**From:** John Miller  
**To:** 'John Masson' ; gfjdbr  
**Cc:** johnbrown1228 ; fgfreyne ; tjoerin ; realtorferrell ; realtorpurpura ; gary ; ronaldjbrezic ; garyodaffer ; ben ; teesmail ; mslater.2014 ; Rick.Elkin ; swadley1  
**Sent:** Tue, Aug 8, 2017 9:47 pm  
**Subject:** RE: Environmental Impact Report

John,

Thank you for clarifying this issue. Apparently there is some distance between the developer and the expediter. Although I wonder if one can be completely impartial if you know where your salary ultimately comes from. Your concerns about the expediter/EIR preparer not knowing and understanding the history of the country club and how it was developed are right on. The lack of acknowledgement of this is exasperating for those of us who call the country home. A few years back when this all started the city went to a lot of effort to create a detailed report (over a thousand pages) on this. This report should have required study for the expediter. The most concise and to the point summary on this subject is the ECCHO white paper and a follow up paper (which I understand is in the appendix of the EIR). It is as if NUWI and the expediter have their heads buried in the sand and just can't see these reports. We are screaming, yelling, and waving our hands and they just look the other way. It appears that they just refuse to recognize facts that stand in their way, as if by ignoring them, they will disappear. The bottom line is the golf course is zoned R-1-7, there was density transfer during previous developments, and ignoring these facts could put the city at significant risk. Of course NUWI doesn't care about the country club or the city, they just want to sell their plans to a developer, the rest of us be damned. Approval of this development would be antithetical to the interests of the country club and the city, both for what it is and the ensuing war between the city, the country club residents, and citizenry at large.

John Miller

---

**From:** John Masson [<mailto:jmasson@escondido.org>]  
**Sent:** Monday, August 07, 2017 7:01 AM  
**To:** [gfjdbr@aol.com](mailto:gfjdbr@aol.com)  
**Cc:** [johnbrown1228@cox.net](mailto:johnbrown1228@cox.net); [fgfreyne@gmail.com](mailto:fgfreyne@gmail.com); [bk515@powayrancho.com](mailto:bk515@powayrancho.com); [tjoerin@yahoo.com](mailto:tjoerin@yahoo.com); [realtorferrell@yahoo.com](mailto:realtorferrell@yahoo.com); [realtorpurpura@yahoo.com](mailto:realtorpurpura@yahoo.com); [gary@vestco.net](mailto:gary@vestco.net); [ronaldjbrezic@yahoo.com](mailto:ronaldjbrezic@yahoo.com); [garyodaffer@gmail.com](mailto:garyodaffer@gmail.com); [ben@dbrfactors.com](mailto:ben@dbrfactors.com); [teesmail@cox.net](mailto:teesmail@cox.net); [mslater.2014@cox.net](mailto:mslater.2014@cox.net); [Rick.Elkin@cox.net](mailto:Rick.Elkin@cox.net); [swadley1@cox.net](mailto:swadley1@cox.net)  
**Subject:** Re: Environmental Impact Report

Gary,

The City has a process where the applicant can pay for expedited processing. The City interviews and hires the expediter (in this case Kristin) and the developer pays for it. I believe the same is true for the EIR consultant.

The concern that I have is I doubt that the expediter/EIR preparer has any real history of the country club and how it was developed over time which clearly should be factored into any

analysis of the EIR.

John Masson  
Deputy Mayor  
District 2

Sent from my iPhone. Please excuse typos and brevity.

On Aug 6, 2017, at 10:07 PM, "[gfdbr@aol.com](mailto:gfdbr@aol.com)" <[gfdbr@aol.com](mailto:gfdbr@aol.com)> wrote:

.FYI

Mike's response is very indicative of our situation....don't you think? I will seek some legal opinions before responding. I thought the reference to the consultant paid by the developer was fairly specific. Think he was not aware of the arrangement with NUWI and how sensitive our community is to the decisions the City has and will make regarding the disposition of ECC. To allow an agent of NUWI to develop the EIR and then to allow it to be presented as "objective" is quite remarkable. We do need to understand who approved this approach. This report must be rejected by the Planning Department, the Planning Commission, and the Mayor & City Council. The perception here is, the City is about to "throw the ECC community under the bus" again.

I would appreciate any of your thoughts before I respond to Mr. Morasco and you are welcome to weigh-in as you see it

Gary

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

From: Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
To: gfdbr <[gfdbr@aol.com](mailto:gfdbr@aol.com)>  
Sent: Sat, Aug 5, 2017 5:14 pm  
Subject: Re: Environmental Impact Report

Thank you for your email. As with all that we receive, your comments are appreciated. Point of clarification please: Could you please explain a bit more regarding the conflict of interest concerns and who you were referring to?  
Thanks!

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

On Aug 5, 2017, at 4:57 PM, "[gfdbr@aol.com](mailto:gfdbr@aol.com)" <[gfdbr@aol.com](mailto:gfdbr@aol.com)> wrote:

[Sent from Yahoo Mail on Android](#)

On Sat, Aug 5, 2017 at 10:46 AM, [m Slater.2014@cox.net](mailto:m Slater.2014@cox.net)  
<[m Slater.2014@cox.net](mailto:m Slater.2014@cox.net)> wrote:

City Council and Planning Management,

The obvious conflict of interest by the consultant has been a concern of my ever since I learned that she was actually hired and paid by the developer. You are required to reject this report as a result and have it done properly by someone that is not an agent of the developer. How DID WAS THIS CONFLICT ALLOW TO HAPPEN AND WHO APPROVED IT. **WASN'T THE ORIGINALLY MISTAKE MADE BY THE PLANNING DEPARTMENT IN PAST SUFFICIENT ENOUGH CONCERN THAT ANOTHER MISTAKE WOULD BE AVOIDED. WHAT'S GOING ON GUYS? FOLLOW THE MONEY.**

Gary F, Johnston  
1642 David Drive  
Escondido, CA 92026

All,  
See attachment of environmental letter sent to Planning and City Council. I will be forwarding this letter to our Biological Consultant. Interesting read.  
Thanks, Mike

**From:** Jay Petrek  
**To:** [Mike Strong](#); [Bill Martin](#)  
**Subject:** FW: Environmental Impact Report  
**Date:** Wednesday, August 9, 2017 9:30:19 AM  
**Attachments:** [image001.png](#)

---

FYI

Jay Petrek, AICP  
Assistant City Manager  
(760) 839-4631



City Manager's Office  
201 N. Broadway  
Escondido, CA 92025  
[www.escondido.org](http://www.escondido.org)  
(760) 839-4578 (fax)

---

**From:** Michael Morasco  
**Sent:** Wednesday, August 09, 2017 6:02 AM  
**To:** Jeffrey Epp ; Michael McGuinness ; Jay Petrek  
**Subject:** Fwd: Environmental Impact Report  
FYI.

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** [gfdbr@aol.com](mailto:gfdbr@aol.com)  
**Date:** August 8, 2017 at 10:08:05 PM PDT  
**To:** [jmasson@Escondido.org](mailto:jmasson@Escondido.org), [samed@escondido.org](mailto:samed@escondido.org), [mmorasco@escondido.org](mailto:mmorasco@escondido.org),  
[eglllo@escondido.org](mailto:eglllo@escondido.org), [odiaz@escondido.org](mailto:odiaz@escondido.org), [mstrong@escondido.org](mailto:mstrong@escondido.org),  
[bmartin@escondido.org](mailto:bmartin@escondido.org)  
**Subject:** Fwd: Environmental Impact Report

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

From: John Miller <[bk515@powayrancho.com](mailto:bk515@powayrancho.com)>

To: 'John Masson' <[jmasson@escondido.org](mailto:jmasson@escondido.org)>; gfydbr <[gfydbr@aol.com](mailto:gfydbr@aol.com)>

Cc: johnbrown1228 <[johnbrown1228@cox.net](mailto:johnbrown1228@cox.net)>; fgfreyne <[fgfreyne@gmail.com](mailto:fgfreyne@gmail.com)>; tjoerin <[tjoerin@yahoo.com](mailto:tjoerin@yahoo.com)>; realtorferrell <[realtorferrell@yahoo.com](mailto:realtorferrell@yahoo.com)>; realtorpurpura <[realtorpurpura@yahoo.com](mailto:realtorpurpura@yahoo.com)>; gary <[gary@vestco.net](mailto:gary@vestco.net)>; ronaldjbrezic <[ronaldjbrezic@yahoo.com](mailto:ronaldjbrezic@yahoo.com)>; garyodaffer <[garyodaffer@gmail.com](mailto:garyodaffer@gmail.com)>; ben <[ben@dbrfactors.com](mailto:ben@dbrfactors.com)>; teesmail <[teesmail@cox.net](mailto:teesmail@cox.net)>; mslater.2014 <[mslater.2014@cox.net](mailto:mslater.2014@cox.net)>; Rick.Elkin <[Rick.Elkin@cox.net](mailto:Rick.Elkin@cox.net)>; swadley1 <[swadley1@cox.net](mailto:swadley1@cox.net)>

Sent: Tue, Aug 8, 2017 9:47 pm

Subject: RE: Environmental Impact Report

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John Miller

---

**From:** John Masson [<mailto:jmasson@escondido.org>]

**Sent:** Monday, August 07, 2017 7:01 AM

**To:** [gfydbr@aol.com](mailto:gfydbr@aol.com)

**Cc:** [johnbrown1228@cox.net](mailto:johnbrown1228@cox.net); [fgfreyne@gmail.com](mailto:fgfreyne@gmail.com); [bk515@powayrancho.com](mailto:bk515@powayrancho.com); [tjoerin@yahoo.com](mailto:tjoerin@yahoo.com); [realtorferrell@yahoo.com](mailto:realtorferrell@yahoo.com); [realtorpurpura@yahoo.com](mailto:realtorpurpura@yahoo.com); [gary@vestco.net](mailto:gary@vestco.net); [ronaldjbrezic@yahoo.com](mailto:ronaldjbrezic@yahoo.com); [garyodaffer@gmail.com](mailto:garyodaffer@gmail.com); [ben@dbrfactors.com](mailto:ben@dbrfactors.com); [teesmail@cox.net](mailto:teesmail@cox.net); [mslater.2014@cox.net](mailto:mslater.2014@cox.net); [Rick.Elkin@cox.net](mailto:Rick.Elkin@cox.net); [swadley1@cox.net](mailto:swadley1@cox.net)

**Subject:** Re: Environmental Impact Report

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John Masson  
Deputy Mayor  
District 2

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From: Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
To: gfdbr <[gfdbr@aol.com](mailto:gfdbr@aol.com)>  
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Michael Morasco  
Escondido City Council  
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[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



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<[mmlater.2014@cox.net](mailto:mmlater.2014@cox.net)> wrote:

City Council and Planning Management,

The obvious conflict of interest by the consultant has been a concern of my ever since I learned that she was actually hired and paid by the developer. You are required to reject this report as a result and have it done properly by someone that is not an agent of the developer. How DID WAS THIS CONFLICT ALLOW TO HAPPEN AND WHO APPROVED IT. **WASN'T THE ORIGINALLY MISTAKE MADE BY THE PLANNING DEPARTMENT IN PAST SUFFICIENT ENOUGH CONCERN THAT ANOTHER MISTAKE WOULD BE AVOIDED. WHAT'S GOING ON GUYS? FOLLOW THE MONEY.**

Gary F, Johnston  
1642 David Drive  
Escondido, CA 92026

All,  
See attachment of environmental letter sent to Planning and City Council. I will be forwarding this letter to our Biological Consultant. Interesting read.  
Thanks, Mike

August 5, 2017



PLANNING DIVISION

To Escondido City Hall, Planning Division  
201 N. Broadway  
Escondido, CA 92025

Att: Mayor Sam Abed and council members: John Masson, Olga Diaz, Ed Gallo, Mike Morasco.

Re: R-1-7 Zoning per 2012 General Plan: I am against a zoning change.

Dear Mayor Abed and council members,

I am writing as a voter and homeowner living in the Escondido Country Club neighborhood to ask that you please **do not change** the zoning as it is designated in the 2012 General plan of R-1-7 zoning for this area.

This developer knew when he purchased this property what the zoning is and allowing greater density would devastate our community. There is ample profit to be made building single family homes as currently zoned which would maintain current property values and add additional value to the surrounding area.

Thank you, Sincerely, *Roma Kreeger*

*Mike*



August 5, 2017

Attention: Mayor Sam Abed, Council Members: John Masson, Olga Diaz, Ed Gallo, and Mike Moasco, Mike Strong and Kristen Blackson: City Planning Division

Re: Draft EIR

The current plan to build 392 dwellings at this property will have devastating effects to our community in the way of traffic, poor air quality, green house gases, noise and congestion. Our streets were not designed for the kind of volume this massive development would bring. Nutmeg Street is already full of pot holes and makeshift repairs and patches from existing traffic due to current over-use by people living on the east side of the freeway making their way through ECC. Contributing damage was done by years of construction trucks using this narrow street that was never built to handle the weight and volume of such large and heavy vehicles.

There exists now severe safety concerns for those of us on Nutmeg Street, and for those who need to merge onto Nutmeg Street, because the traffic volume is so great and the 25 MPH speed limits are ignored as people race through the community endangering residents who live here. I can't even imagine the additional damage and safety concerns 392 additional dwellings would bring with multiple drivers.

This mostly single family neighborhood is being threatened by a completely different aesthetic, creating years of noise, dirt, dust, unbearable traffic delays, lower property values as a result of it becoming a nightmare place to live because getting in and out will be a mess. The improvements proposed are based on a standard that does not reflect the demographics of our community. ECC is comprised of a shared senior population and a newer culturally diverse mix of younger families that moved into the area over the last 15-20 years because the neighbor aesthetic was safe, open and highly desirable. Please find the right developer who will respect our community and work within the R-1-7 zoning.

Please do the right thing for our community, we put out faith and trust in your being able to do right by your electorate and not cave in to an outsider interesting only in monetary gain.

Sincerely, *Roma Kueger*

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: Country Club  
**Date:** Sunday, August 13, 2017 7:03:04 PM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

---

**From:** Captlackey@aol.com <Captlackey@aol.com>  
**Sent:** Thursday, August 10, 2017 11:17 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Country Club

Please do not approve almost 400 tickey- tacky jammed together two story homes for our country Club Development.  
It is a bad idea for all of the reasons you already know about. This plan will destroy one of Escondido's best neighborhoods.

I urge you to demand larger lots and fewer homes in this proposal.

James Lackey  
Cameowood Condo 2104 David Dr  
Escondido CA

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Sunday, August 13, 2017 7:34:31 PM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

---

**From:** wmlawrence50@gmail.com <wmlawrence50@gmail.com>  
**Sent:** Sunday, August 13, 2017 1:34 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Sunday, August 13, 2017 at 08:34:20 (PDT)

-----  
I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

I strongly object to the proposal of a SPECIFIC PLAN to change the zoning from R1-7. Schlessinger cost the city \$500,000+ to get the court to agree that the property was zoned R1-7. thus, the courts have ruled. R1-7 zoning it is. In addition, too much additional traffic, no off-road parking for the "Parks" (will be parking on Country Club Lane (unsafe condition for children). Finally, I object to the destruction of the LAST open space in northwest quadrant.

Name: Bill Lawrence  
Email: wmlawrence50@gmail.com  
Address: 1203 Wren Glen, Escondido, Ca 92026 .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: SITR/NUWI DEVELOPMENT PLAN  
**Date:** Friday, July 21, 2017 9:19:00 PM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

---

**From:** Rhoda Laxa [rhoda.laxa@gmail.com]  
**Sent:** Thursday, July 20, 2017 2:36 PM  
**Subject:** SITR/NUWI DEVELOPMENT PLAN

To whom it may concern,

I am writing to express my strong opposition to the current plan by New Urban West, Inc. (NUWI) for development of the property where the Escondido Country Club (ECC) used to be.

My husband and I grew up about a mile or 2 down the way from what was the old ECC. As adults we actually found ourselves residing back in the neighborhood that we are so familiar with. We were drawn back to the community because it has always been a pleasant environment with watchful neighbors to keep the community quiet and safe.

With the new development that is being proposed by NUWI, this will only take away what the long-time community has already built---trust and safety. 392 new homes will demolish any security in any given neighborhood, especially for young couples who are starting families and for the older generation who have already established their home for many many years. Construction will be daunting and the population will only congest the quiet and peacefulness that current residents have moved to the neighborhood for.

I, personally, love the open space and would hate to see that be destroyed by hundreds of homes. The last thing I would like to see are homes being built 10 feet away from my property. It has taken decades for this community to establish the rapport, dedication and support that it strongly exudes today.

As I write this letter, I encourage you to take a drive through the neighborhood so you can see for yourself that the community does not want new development to be imposed on their neighborhood.

Please listen to our concern and what an awful impact this can only be if development were to move forward.

Best regards,

Rhoda Laxa Bagnic  
2157 N Nutmeg Street  
Escondido, CA 92025

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Friday, August 18, 2017 7:53:42 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

---

**From:** Dllind@sbcglobal.net <Dllind@sbcglobal.net>  
**Sent:** Friday, August 18, 2017 3:53 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Friday, August 18, 2017 at 10:53:25 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

Changing the R-1-7 zoning of the ECC area. Why does this need to be changed? This development will have major negative impacts on this quiet and neighborly community. The increased traffic, noise, safety of walking and crossing intersections will become a nightmare. I also support the comments by Frank Freyne submitted on 8/11/17.

Name: Linda Linderman  
Email: Dllind@sbcglobal.net  
Address: 1360 La Mirada Way, Escondido, CA 92016 .

**From:** John Masson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: ECC Development  
**Date:** Monday, July 31, 2017 5:00:04 PM

---

FYI

John Masson  
Deputy Mayor/Council Member- District 2

City of Escondido  
201 North Broadway  
Escondido, CA 92025  
760.839.4638

[www.escondido.org](http://www.escondido.org)

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**From:** Susan Maney-Oviatt [mailto:farbit@cox.net]  
**Sent:** Sunday, July 30, 2017 11:46 AM  
**To:** John Masson <jmasson@escondido.org>  
**Subject:** ECC Development

Hi John,

I know that you have been working hard on this and this e-mail is pretty generic so bear with me if you would.

It is unbelievable that with the shenanigans Schlinger and NUWI have pulled, that their "fake" news continues to get traction. I guess that with enough money, political contributions and numerous lies anything can be accomplished, even if it flies in the face of the community good. No wonder so many disapprove of government and the justice system when their voices can so easily be ignored. Construction of so 392 homes is a travesty, not only because in traffic patterns, pollution, flood plains, drainage issues but for general quality of life and the gradual denigration of our neighborhood. The EIR is a joke as NUWI claims they will mitigate most issues. What's the guaranty? Any of NUWI promises regarding the development of open space and amenities most probably will never occur. Does the City have some any recourse if the Developer doesn't perform as promised? That remains doubtful.

Why must Escondido attempt to compensate for lost revenue by increasing RE taxes collected from the ECC development? Any how about the tax basis for the surrounding homes? Most certainly the service costs will continue to increase exponentially and once again the City will have to make adjustments.

Not all the residents are seniors and the area appears to be attracting a younger group of buyers and working people. These are your constituents as well, so try not to put everyone in the same niche.

Please don't assume that I am suggesting that any corruption exists. That is not the intent of this memo. Your job is a tough one as it is.

I doubt that you will ever see this e-mail when it appears. If you do, please take into consideration these concerns.

Susan W. Maney-Oviatt  
1768 Solana Glen  
Escondido, CA  
[farbit@cox.net](mailto:farbit@cox.net)

**From:** Jim Martin  
**To:** [Mike Strong](#)  
**Cc:** "[Blackson, Kristin](#)"; [Bill Martin](#)  
**Subject:** Re: City of Escondido - The Villages (Escondido Country Club) E-newsletter No. 5  
**Date:** Monday, July 31, 2017 11:59:45 AM

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Dear Mike Strong,

After pouring over the EIR for days now, it is very clear to me that the proposed plan for the Villages on the closed golf course is a complete mismatch for the entire infrastructure of the area. The area was designed, engineered and built years ago with open space ( golf course ) in mind. It was never meant to be a massive housing development. The Traffic ( already terrible), Noise, Air Quality, Water and Sewer problems that will only get worse in future years be considered. Not to mention the loss of Biological Diversity that can never be replaced with a plan of this size.

Therefore I ask you to carefully consider how very large two story homes on very small lots would be considered a poor, unworkable and an extremely bad fit for this area for now and years to come.

Thank you in advance,  
Jim Martin  
1730 W Country Club Ln

.

On Tuesday, July 25, 2017 11:51 AM, Mike Strong wrote:

Good evening residents and interested parties (blind copied),  
Please see the attached July 2017 e-newsletter for the Villages - Escondido Country Club Project proposal. It advertises an informational open house meeting that will be hosted at the City on Monday, July 31, 2017, from 4:30 to 7:00 pm in the Mitchell Room at City Hall. The informational open house will help facilitate the public's role in the environmental review process. Please note that this meeting **is not** a public hearing.

Visit the City's Project website at <https://www.escondido.org/ecc.aspx> for more information about the Project and/or the planning process.

*This City-sponsored email provides an informational service only. Your email will not be used for any other purpose in accordance with the CAN-SPAM Act. If you do not wish to receive these e-newsletters in the future, please reply to this email to indicate as such.*

**From:** Polly Martin  
**To:** [Bill Martin](#); [Mike Strong](#)  
**Subject:** Plans for Escondido Country Club  
**Date:** Tuesday, July 18, 2017 3:44:14 PM

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Dear Mr. Martin and Mr. Strong,

I live on the north end of the closed golf course.. All of my neighbors are like minded in opposition to the plans to build 392 homes here.

As I drive about our city and neighboring areas I am shocked to see how many blocks of land are under construction of new homes, it leaves me with images of ever greater traffic snarls and angry people stuck trying to get to work or home from work or to the store or appointments. Already now people are stressed and angry, you know this is true, cutting you off, flipping the finger if you slow them down further.

You are in position to bring a voice of reason to this insanity of building on top of building. A housing shortage is not our biggest problem, quality of life if what is at stake here.

Please keep open space for the earth to show itself and life force, We humans can be a force for good or NOT.

Money making for SITR owner is all he is concerned with, and causing ruin to the special nature of Escondido is not in his consciousness. You and the city can see we must stop this horrible plan to squeeze in congestion to one of the last open spaces in Escondido.

The E.I.R. is a long document, no question the development plan will effect wild life, raptor nests will be destroyed, and finding a safe way to move storm drainage from these hillsides will be very disruptive, and the traffic on top of that is horrendous.

Paula Martin  
Peter Condit

2019 Jason Glen  
Escondido, 92026

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: Contact Executive Staff - Building: ECCHO "The OPEN SPACE"  
**Date:** Thursday, July 27, 2017 8:51:06 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Bill Martin  
**Sent:** Thursday, July 27, 2017 4:38 PM  
**To:** Mike Strong; Kristin Blackson  
**Subject:** FW: Contact Executive Staff - Building: ECCHO "The OPEN SPACE"

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**From:** Tim Draper  
**Sent:** Thursday, July 27, 2017 4:34 PM  
**To:** Bill Martin <[bmartin@escondido.org](mailto:bmartin@escondido.org)>  
**Subject:** FW: Contact Executive Staff - Building: ECCHO "The OPEN SPACE"

fyi

**From:** [noreply@www.escondido.org](mailto:noreply@www.escondido.org) [<mailto:noreply@www.escondido.org>]  
**Sent:** Thursday, July 27, 2017 4:32 PM  
**To:** Tim Draper <[tdraper@escondido.org](mailto:tdraper@escondido.org)>; David S. Calvani <[dcalvani@escondido.org](mailto:dcalvani@escondido.org)>  
**Subject:** Contact Executive Staff - Building: ECCHO "The OPEN SPACE"

Paula Martin  
[Pollymartin49@gmail.com](mailto:Pollymartin49@gmail.com)

My husband and I live in the ECC area of Escondido, have been here since 2003. We have been very concerned for the last 4 yrs. on what the city will ALLOW to happen to our corner of this city.... Support the people who invested here, continue to live here and invest here, and who already voted to express what we want to have here. DO NOT CHANGE TO ZONING that would allow STIR to congest our streets, further, and ruin the wildness of our OPEN SPACE.. Preserve the atmosphere that we love and paid for when we bought into the neighborhood. Do NOT give an out of town BULLY his way just for a few more \$\$ tax revenue.

KEEP THE ZONING R-1-7

Protect our quality of life with control of growth, noise, traffic, loss of habitat for Raptors that live here,

I would appreciate knowing you receive this email.

Paula Martin  
Peter Condit

2019 Jason Glen  
ESC, CA 92026

[Pollymartin49@gmail.com](mailto:Pollymartin49@gmail.com)

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10.12; rv:54.0)  
Gecko/20100101 Firefox/54.0  
REMOTE\_HOST: 68.111.152.203  
REMOTE\_ADDR: 68.111.152.203  
LOCAL\_ADDR: 10.255.2.55

**From:** Bill Martin  
**To:** ["Pollymartin49@gmail.com"](mailto:Pollymartin49@gmail.com)  
**Cc:** [Kristin Blackson](#); [Mike Strong](#)  
**Subject:** RE: [Website Feedback]: ECCHO "The OPEN SPACE"  
**Date:** Friday, July 28, 2017 11:01:06 AM  
**Attachments:** [image002.png](#)

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Hi Paula-

Thank you for your comments. I have forwarded them to our project manager.

**Bill Martin, AICP**  
**Director of Community Development**

City of Escondido  
201 North Broadway  
Escondido, CA 92026  
(760) 839-4557  
[bmartin@escondido.org](mailto:bmartin@escondido.org)



**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Thursday, July 27, 2017 4:55 PM  
**To:** Bill Martin <bmartin@escondido.org>  
**Subject:** [Website Feedback]: ECCHO "The OPEN SPACE"

Paula Martin  
[Pollymartin49@gmail.com](mailto:Pollymartin49@gmail.com)

Dear Mr. Martin, and Community Development Dept.

My husband and I have been living in this home on the now closed Esc. Golf Course since 2003, we are very concerned that our voices continue to be heard in supporting the OPEN SPACE and R-1-7 Zoning here, We had 61% of vote of all Escondido registered voters in support of just these issues.

We must not allow an out of town BULLY to step in and ruin where WE LIVE, he does not care about our city and it's quality of life. We have to see far enough in the future to know we have to put down limits on growth.

Noise and Air Quality

Aesthetics

Traffic

Sewage, Storm Drainage

Green House Gases

Biological Resources

Please let me know you have received my email communication.

Sincerely,

Paula Martin and Peter Condit

2019 Jason Glen

Escondido, CA 92026

[Pollymartin49@gmail.com](mailto:Pollymartin49@gmail.com)

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10.12; rv:54.0)

Gecko/20100101 Firefox/54.0

REMOTE\_HOST: 68.111.152.203

REMOTE\_ADDR: 68.111.152.203

LOCAL\_ADDR: 10.255.2.55

**From:** ROXANNE CASWELL  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: City of Escondido - The Villages (Escondido Country Club) E-newsletter No. 5  
**Date:** Monday, July 31, 2017 4:26:11 PM

---

On Monday, July 31, 2017 3:31 PM, ROXANNE CASWELL <roxinrsd@yahoo.com> wrote:

Dear Mike Strong,

Just want to share with you that I believe the proposed plan for the Villages is incompatible for our area. We already have traffic problems and this will definitely make it worse. I don't think the infrastructure will support this development. Noise, air quality, flooding, water & sewer, etc, will be a major and severe issue as well as the lack of schools, fire protection, & police personnel. I've been following this closely & am aghast at the quality of development proposed on these excruciatingly small lots these homes will be built on. They will be towering & ultimately they will be blocking the views we all have come to enjoy & have paid for.

I ask for your careful consideration in this matter as I believe it will greatly affect our lives, property values, and infrastructure.

Sincerely,

Roxanne Martin  
1730 W Country Club Lane

On Tuesday, July 25, 2017 11:51 AM, Mike Strong <mstrong@escondido.org> wrote:

Good evening residents and interested parties (blind copied),

Please see the attached July 2017 e-newsletter for the Villages - Escondido Country Club Project proposal. It advertises an informational open house meeting that will be hosted at the City on Monday, July 31, 2017, from 4:30 to 7:00 pm in the Mitchell Room at City Hall. The informational open house will help facilitate the public's role in the environmental review process. Please note that this meeting **is not** a public hearing.

Visit the City's Project website at <https://www.escondido.org/ecc.aspx> for more information about the Project and/or the planning process.

*This City-sponsored email provides an informational service only. Your email will not be used for any other purpose in accordance with the CAN-SPAM Act. If you do not wish to receive these e-newsletters in the future, please reply to this email to indicate as such.*

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

**R E C E I V E D**  
JUN 27 2017  
**PLANNING DIVISION**

Ref: City Planning Div. Letter Received on 24 June

Encl: (1) pg 1 of referenced letter, showing map  
(2) Conceptual landscape plan of the Lakes

Kristin:

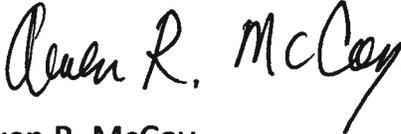
I felt blindsided by the map shown on enclosure (1) showing brown colored lots which are slated for 4 to 6 units clustered on common lots bordering near La Brea, Cortez, Firestone, and La Mirada Drives. . This is in total disagreement with the plan of enclosure (2), which showed single family home lots in the corresponding areas. To me, this indicates apartments or 4 to 6 adjoining condos.

The thought of multiple houses on lots means only one thing: massive over crowding, far greater number of cars parked on the streets, and greater possibility of localized crime due to greater number of apartment dwellers who will not take responsibility for keeping their property in good condition like most of the present homeowners around the old golf course area. This will also put additional strains on the water systems and sewage systems

The idea of our Golf Course area deteriorating into the condition of the apartment laden areas like the North Escondido Blvd and the Mission and Washington Drive areas is appalling to me.

New Urban West took over from Mr. Schlesinger (sp?) supposedly to solve some of the original objections to the Lakes plan, but the plan now proposed for "Village 3" is a huge step in the absolute wrong direction. Comparing the number of lots and single family homes near La Mirada on the Lakes plan (17) to the

number of units on the Planning Division map ( 7 each 45' x 75') plus 5 of the cluster lots containing between 4 to 6 units per lot, which could be as few as 20 or as much as 30 units, gives a number of units between 27 and 37, in contrast to the originally planned 17. I fail to see how this would not adversely affect the adjoining properties.

  
Owen R. McCoy

Owen R. McCoy

1727 Doral Glen

Escondido, CA 92026

760-781-3778



CITY OF ESCONDIDO  
 PLANNING DIVISION  
 201 NORTH BROADWAY  
 ESCONDIDO, CA 92025-2798  
 (760) 839-4671

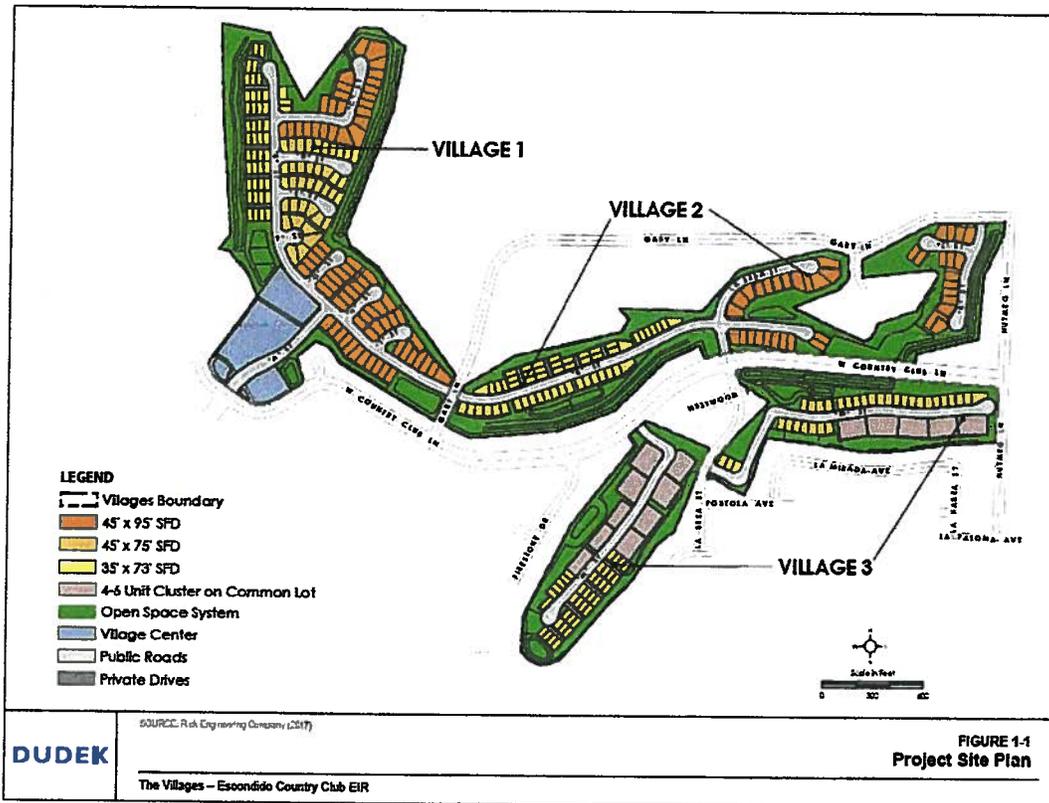
**NOTICE OF AVAILABILITY  
 OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)  
 THE VILLAGES – ESCONDIDO COUNTRY CLUB – ENV 16-0010; SUB 16-0009  
 (SCH #2017011060)**

The City of Escondido (City), as lead agency pursuant to the California Environmental Quality Act of 1970 (CEQA) statutes (Cal. Pub. Res. Code § 21 et seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, § 15000 et seq.) (1998) has prepared a Draft Environmental Impact Report (EIR) for a 392-lot residential project at 1800 West Country Club Lane, which is now available for public review and comment.

**Project Location and Description:**

The Project includes the redevelopment of a former golf course with a total of 392 residential homes; approximately 48 acres of permanent open space with active greenbelts; parks; and recreational, social, and community amenities. The dedicated open space composes approximately 44% of the Project site. The residential component would be composed of three interrelated residential villages (see Figure 1-1, Project Site Plan).

The applicant seeks several approvals necessary to implement the 109.3-acre Project. The applicant proposes an amendment of the City of Escondido General Plan (General Plan) Land Use Element to provide the flexibility to create a mix of open space uses, residential uses of varying densities, and social and recreational uses. Development of the site also requires a Zone Change to Specific Plan (S-P) Zone and a Tentative Subdivision Map. The project also proposes a Specific Alignment Plan (SAP) to identify improvements to Country Club Lane.





**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Please read my concerns  
**Date:** Monday, August 7, 2017 10:03:03 AM

---

*This one might be a repeat. It looks familiar.*

---

**From:** Ed Gallo  
**Sent:** Sunday, August 6, 2017 10:19 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: Please read my concerns

Begin forwarded message:

**From:** Lynn McDowell <[lynmcd@gmail.com](mailto:lynmcd@gmail.com)>  
**Date:** August 6, 2017 at 10:17:23 PM PDT  
**To:** [egallo@escondido.org](mailto:egallo@escondido.org)  
**Subject:** Please read my concerns

Dear Ed Gallo,

As I sit here this morning and open my sliding door that faces the 3rd tee from the past golf course .. it isn't as pretty as the course was, but I have to say it is something I could continue to get use to over the fact that a 2 story home is planned to be built 50' from the edge of our bank.. with a walking trail between us.. Again, I invite you and others to come to my patio.. take in my view and understand my concerns, this was to be our forever home.. The last few years has kept us uneasy as to what will be our future in the Country Club, along with traffic and safety .. this has been a little hidden gem here, the future is unnerving.. Please consider those of us who live in Country Club. Thank you, Lynn&Allen McDowell [2070 Golden Circle Drive Escondido 92026](#)

Sent from my iPhone

Sent from my iPad

**From:** Kristin Blackson  
**To:** [Jonathan Frankel](#)  
**Cc:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club  
**Date:** Wednesday, July 05, 2017 6:05:44 AM

---

Kristin Blackson, Contract Planner

City of Escondido

kblackson@escondido.org

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**From:** Joanne McGee [jjomg333@gmail.com]  
**Sent:** Monday, July 03, 2017 8:54 PM  
**To:** Kristin Blackson  
**Cc:** irum333@att.net  
**Subject:** Escondido Country Club

Ms.Blackson,

Please do not approve the developer's plan to build almost 400 residences! We do not have existing infrastructure to support that project (single lane country-lane like streets, no signals, already increased traffic a/c/ people getting off the 78 freeway have discovered a shortcut to I-15 by using Country Club Lane). There is also the increased noise and pollution factors to consider. This part of North County is still a quiet, peaceful old neighborhood and that project would destroy the best things about this area. Please do not assist that developer in destroying our neighborhood and way of life for those who live here and love it. Those developers have no interest in bettering our community. They only want to take the money and run! Please do not approve their plans!

Joanne Mcgee  
2107 Winged Foot Glen  
Esc. 92026  
Sent from my iPad

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: Plan for Escondido country club  
**Date:** Monday, July 10, 2017 6:29:30 AM

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Kristin Blackson, Contract Planner

City of Escondido

kblackson@escondido.org

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**From:** Joanne McGee [jojomg333@gmail.com]  
**Sent:** Saturday, July 08, 2017 7:31 PM  
**To:** Kristin Blackson  
**Subject:** Plan for Escondido country club

The Villages proposal is entirely WRONG for the area. The existing area does not have the infrastructure to support such a project. It would bring traffic increases because of the number of homes, condos, which will add hundreds more cars to the area bringing pollution and inadequate ways to control the added traffic. Also, this is a quiet residential area and what could add to the area would be a park, open space for young families to use and enjoy, and perhaps a restaurant since there are nothing but fast food places in this area. Please do not approve a project that will greatly diminish the quality of life for all who live here already in order to line the pockets of developers who just want to take the money and run. It is also interesting to note that what they represent as "green space" is mostly only required drainage etc. Do not support those who want a jungle of houses with no concern for anything but getting rich at others expense.

JoanneMcGee - 2107 Winged Foot Glen - Esc.92026

Sent from my iPad

**From:** John Miller  
**To:** [Mike Strong](#)  
**Subject:** Country Club  
**Date:** Thursday, August 17, 2017 9:32:36 PM

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Mike Strong,

Here we are, years on, and we the people are still fighting deep pocket out of town developers. The vituperative Michael Schlesinger has stepped back, likely at the command of his attorneys, and in his place is New Urban West Inc., his surrogate. NUWI is smoother and less crude, but engages in lies, half-truths, and misinformation. Some examples:

NUWI called a meeting to be held in front of the old country club and then canceled the meeting, stating that there was evidence of gang activity, homelessness, and drugs there. Turns out no such thing. Just scare tactics.

I assume you saw the article in the Sunday paper a while back regarding the EIR. NUWI thanked the community for their input on their development plans, insinuating that the plan was the result of community input. What they did not say was that their plan bears absolutely no resemblance to any input they got.

They said that the 392 home development was much lower density than city zoning required. What they did not say was this calculation was based on building on every square inch of the land, leaving no open space, that it was virtually impossible to do so due to the topology of the area, and they want tiny 2,500 square foot lots, which would require the adoption of their specific plan which increases the density over the existing R-1-7 zoning.

They say that 392 homes are required to make the project feasible. What they did not say was the reason for this is Michael Schlesinger's greed. He bought the country club for a song and wants to make millions in profit by selling at an inflated price.

They mentioned another lane on a freeway ramp. But the article pointed out that Caltrans may not approve.

They said there would be new facilities open to the existing neighborhood. What they did not say was when the new development is sold out the new property owners control the HOA and will likely revoke this privilege because they do not want to pay for the additional utilities, maintenance, and insurance. Their latest pronouncement on this is that there will be an undisclosed fee for existing members of the community to use the facilities, which again, can be revoked by the new homeowners.

They stated that a third of the properties in the area have been sold since this started, inferring that all newcomers are in favor of their plans. They picked their marks (newcomers) carefully because they are less likely to know the history of the ECC and to be aware of Michael Schlesinger's rotten actions, making them more susceptible to NUWI propaganda. They invited them out for free pizza and indoctrinated them. Thus ROCC was formed, turning neighbor against neighbor in an attempt to make it appear that the Country Club residents are not against a 392 home development.

My guess is you have noticed e-mails from people outside of the area, people you don't know, and likely phony people supporting their position. We have heard of fake news, now we have fake people.

All of this is designed to mislead the public and you. Mr. Strong, you are smart, experienced, not naive, and I think you can spot deception as quickly as anyone.

The bottom line is that the vast majority of the community does not want a 392 home development. Even the City at large rejected a similar plan put forth by SITR by a margin two to one. This plan

would require a violation of the current R-1-7 zoning. The proposed development is completely out of character with the existing community. It is blocks of two story row houses crammed together on tiny lots. Take a ride down to the Harmony Grove area where a similar development planned by NUWI has taken shape. It would be unconscionable to impose such a thing on the Country Club. Regardless of their mitigation efforts there will be many hundreds of additional automobile trips on Country Club Lane every day and that means more traffic, congestion, noise and more pollution. There will be a loss of view due to sight line blockage caused by the new two story homes for a number of existing residents. There will also be a loss of privacy for many existing residents with new two story homes looking down into their yards and windows. The original developers of the area were allowed variances and/or specific plans by the city which allowed the original developers to use smaller substandard lots, reduced set-backs and road standards in exchange for open space, the golf course. A large majority of homes in the country club are on smaller substandard lots. These property owners are owed the open space traded away by these variances and plans. This is a matter of fairness. Related to this is The Doctrine of Equitable Servitude, which may serve as an enforcement mechanism. ECCHO created an excellent White Paper which has a summary of the history of the Country Club and analyzed five of the 26 projects approved as part of the Country Club. The analysis at that point shows that only 158 additional homes are permissible. A subsequent study, taking into account all of the developments in the Country Club brings that number down to 137. If you, or any member of the City questions these findings, I suggest you commission your own study. If you come up with a different number, then get together with the authors of these studies and find the reason. This is important because it may serve as part of the basis for denial of the NUWI plan. The city has a moral and legal obligation to deny this development.

Like many seemingly intractable problems, this one has an easy solution. Deny the NUWI specific plan. There is no law that requires the City to approve a variance or specific plan. Michael Schlesinger, Sitr, and NUWI have no legal recourse. The community at large will be happy. The residents of the Country Club will be happy. The threat of legal action by ECCHO and/or individuals goes away.

John Miller  
1999 Golden Circle Drive  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): Escondido Country Club  
**Date:** Wednesday, August 9, 2017 9:07:27 AM

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**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Tuesday, August 8, 2017 4:56 PM  
**To:** Sam Abed ; Olga Diaz ; Ed Gallo ; Michael Morasco ; John Masson  
**Subject:** Contact Council (select recipient from drop-down list): Escondido Country Club  
Mardi Millons  
[bmillons@yahoo.com](mailto:bmillons@yahoo.com)

Dear Mayor and Council Members,

I assume you are on the ECCHO mailing list. Are you listening to Jerry Swadley? He is highly intelligent and is saying all the right things. I wish I were articulate enough to write what he writes.

I know we have to have houses built on this land but not what is being proposed.

Please, I am pleading for mercy. Please vote NO!

Mardi and Bob Millons

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): NUWI  
**Date:** Friday, August 11, 2017 8:23:47 AM

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**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]

**Sent:** Thursday, August 10, 2017 8:18 PM

**To:** Sam Abed ; Olga Diaz ; Ed Gallo ; Michael Morasco ; John Masson

**Subject:** Contact Council (select recipient from drop-down list): NUWI

Mardi Millons

[bmillons@yahoo.com](mailto:bmillons@yahoo.com)

Dear Mayor and Council Members,

Think about the under-handed actions and the outright lies coming out of NUWI.

As you probably know here are some of their lies:

- NUWI will reinvigorate the long-suffering community because the property has fallen into disrepair – well obviously the owner has done nothing but totally ignore the whole property.
- NUWI will increase our property values with their proposed amenities – there will be no public parks – NUWI has long standing reputation of making promises it cannot keep.
- NUWI spent more than a year meeting and listening to us – their proposal is nothing like what they discussed with us.
- NUWI & supporters claim increased crime by homeless, vagrants, drug dealers & gangs – The Police Chief said he is not aware of increased crime in our area other than some graffiti and citing skateboarders using empty pool & tennis courts
- ECCHO doesn't have a plan – We are against changing the zoning. There have been two alternate plans submitted as reported in the draft EIR.

How can you vote yes when they are proving to be an organization with little or no integrity.

Please vote no on their proposal.

Mardi and Bob Millons

**From:** noreply@www.escondido.org  
**To:** [Bill Martin](#); [Mike Strong](#)  
**Subject:** Contact Executive Staff - Planning: Draft EIR  
**Date:** Wednesday, July 26, 2017 8:47:39 AM

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Willa Mills  
studemills@cox.net

I do not want the City to change the zoning to accommodate the developer. I am not against building homes on country club, but I want the developer to build to the existing lot size of the homes in the surrounding area.

Also CalTrans is notorious in time delay for projects. I rather doubt that they will widen southbound entry to 15 anytime soon.

Traffic under the current developer plans would be horrendous....it's bad now. Nutmeg is a main line to 15 and we still have potholes....can just imagine trying to get that fixed with a total increase of traffic in the future.

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/59.0.3071.115 Safari/537.36  
REMOTE\_HOST: 68.7.170.229  
REMOTE\_ADDR: 68.7.170.229  
LOCAL\_ADDR: 10.255.2.55

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: The Villages  
**Date:** Friday, July 21, 2017 9:20:19 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Barbara Moore [moorerr@sbcglobal.net]  
**Sent:** Thursday, July 20, 2017 10:32 AM  
**To:** Kristin Blackson  
**Subject:** The Villages

Councilman ,

I am writing to inform you of my adamant disapproval of the EIR and the 392 houses proposed by The Villages in my neighborhood because of too many homes means too many people means severe traffic congestion, massive disruption of flora and fauna, overuse of water, crowded schools and high noise level. Please stand with the community and disapprove of this plan. It is not the best for Escondido! Thank you for your honest representation.

Sincerely,  
Barbara Moore  
1744 Harold Road  
Escondido 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: The Villages  
**Date:** Thursday, August 10, 2017 12:45:14 PM

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**From:** Ed Gallo  
**Sent:** Thursday, August 10, 2017 12:39 PM  
**To:** Bernadette Bjork  
**Subject:** Fw: The Villages  
Ed Gallo

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**From:** Barbara Moore <[moorerr@sbcglobal.net](mailto:moorerr@sbcglobal.net)>  
**Sent:** Thursday, August 10, 2017 10:44 AM  
**To:** Ed Gallo  
**Subject:** Fw: The Villages

Councillman Ed Gallo ,

I am writing to inform you of my adamant disapproval of the EIR and the 392 houses proposed by The Villages in my neighborhood because too many homes means too many people means severe traffic congestion, massive disruption of flora and fauna, overuse of water, crowded schools and high noise level. Please stand with the community and disapprove of this plan. It is not the best for Escondido! Thank you for your honest representation.

Sincerely,  
Barbara Moore  
1744 Harold Road  
Escondido 92026

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:kblackson@escondido.org)  
**Subject:** FW: Report on the Villages  
**Date:** Friday, July 21, 2017 9:16:32 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Eric Morse [cybermorse.14@gmail.com]  
**Sent:** Thursday, July 20, 2017 8:21 PM  
**To:** Kristin Blackson  
**Subject:** Report on the Villages

The ROCC NEWS flyer received today did little to ease my mind about the estimated addition of 800 vehicles to our local roadways. My community is accessed from Nutmeg, and \$4 million won't come anywhere close to fixing the traffic congestion that will occur on that street. Adding an on-ramp to southbound 15 at Country Club would make a lot more sense. Otherwise, better add two more lanes to Nutmeg and a traffic light at Yuma Glen.

Fixing the Country Club area is certainly important, but the surrounding neighbors should not be made to suffer a significant reduction in quality of life due to the inevitable increase in traffic.

Eric Morse  
Via Verde Estates

**From:** grsidchmo@mailstome.today  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Kristin Blackson](#)  
**Subject:** Message from ECCHO Member  
**Date:** Sunday, July 30, 2017 9:35:38 PM

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ECCHO Member Message  
Friday, July 28, 2017 at 15:00:04 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

topga13s3r

best natural male enhancement

[male enhancement](#)

<a href="http://bestmalesenhancementpills.com"> best male enhancement</a>

<a href="http://bestmalesenhancementpills.com"> natural male enhancement before and after</a>

rock hard male enhancement

Name: nkocxuirogy

Email: grsidchmo@mailstome.today

Address: <http://malesenhancement.com>, , 124135 .

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): Escondido Country Club  
**Date:** Thursday, August 10, 2017 8:09:51 AM

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**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Wednesday, August 9, 2017 5:17 PM  
**To:** Sam Abed ; Olga Diaz ; Ed Gallo ; Michael Morasco ; John Masson  
**Subject:** Contact Council (select recipient from drop-down list): Escondido Country Club  
Brandi Ortiz  
[razonbranortiz@aol.com](mailto:razonbranortiz@aol.com)

Brandi Ortiz

1811 Congressional Glen

Escondido, CA 92026

Dear Council Members,

We are at a crucial time in decision-making regarding the Escondido Country Club. I have been a resident of Escondido for 20 years and a Country Club resident for 15 of them. Please do not let the beautiful space be destroyed for 400 homes.

There are multiple factors as to why the CC should not be over-developed which have been brought forward at meetings, e-mails and by local groups. We understand that some development has to happen, but no more than 200 homes in this small space is acceptable. El Norte Parkway is busier than ever and with more homes going in north of here, the traffic, schools and stores will be inundated with new people. This now quiet area that consists of smaller sized homes will be swallowed up by packing so many new homes into the middle of our neighborhood.

As we are all aware, we cannot go back in time once it is realized that this was "a bad plan" so we need to stand firm now while we can. If you would be fine with this scenario happening in your neighborhood, than I guess you will be in favor of it. If you can see the impact it will have on our already maxed area, then please support all of us in saving what we call home.

Thank you,

Brandi Ortiz

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Thursday, August 17, 2017 8:18:09 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** mpallante1@cox.net <mpallante1@cox.net>  
**Sent:** Wednesday, August 16, 2017 2:41 PM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Wednesday, August 16, 2017 at 21:41:20 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

Our utility rates keep going up because of a high demand with very little supply of water and electricity. Also, it is already very difficult to get on Highway 15 during the morning hours and we happen to have the biggest bottleneck at our El Norte Parkway entrance to the highway. How can any one claim to benefit citizens of Escondido by adding an additional 800+ cars to an already crammed corner of Escondido? Let there be real changes to our part of Highway 15, like an extension of the commuter lane, already in place before we even think about adding to the cars that are already backed up just to enter a bumper to bumper Highway 15. Also, in our cul de sac in the Country Club area, we already have a problem with cars from an adjacent duplex neighborhood whose residents park their excess cars in our cul de sac because they can't afford to pay extra parking fees in their subdivision. We get their traffic at night and early morning because they leave their cars overnight in our neighborhood. How can more crammed homes with 2+ cars each be a good outcome for a neighborhood that is already reeling with excess traffic and congestion?

Name: Sandra & Mario Pallante

Email: mpallante1@cox.net

Address: 972 Bittersweet Street, Escondido, CA 92026 .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Thursday, August 17, 2017 8:21:11 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** antoniopalmasfl79@gmail.com <antoniopalmasfl79@gmail.com>  
**Sent:** Wednesday, August 16, 2017 10:19 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Wednesday, August 16, 2017 at 17:19:09 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

Housing density in the proposed plan is much too high. 392 dwellings is an absolute insult. To go from land deemed open space to cramming as many houses as possible into said open space is an affront to our community. Traffic is already insane during morning and afternoon rush hour and commute times, and to think of it getting worse with all the additional cars such a large number of dwellings would bring is very troubling indeed. It is very harrowing to imagine the additional huge burden so many houses would bring to our community and current residents.

Name: Antonio Palma  
Email: [antoniopalmasfl79@gmail.com](mailto:antoniopalmasfl79@gmail.com)  
Address: 1775 arroyo glenn, escondido, CA 92026 .

**From:** John Masson  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [Michael Morasco](#)  
**Cc:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): Villages - Escondido Country Club  
**Date:** Monday, July 10, 2017 2:59:14 PM

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FYI

John Masson  
Deputy Mayor/Council Member- District 2

City of Escondido  
201 North Broadway  
Escondido, CA 92025  
760.839.4638

[www.escondido.org](http://www.escondido.org)

**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Saturday, July 01, 2017 2:20 PM  
**To:** John Masson <jmasson@escondido.org>  
**Subject:** Contact Council (select recipient from drop-down list): Villages - Escondido Country Club

Charles K. Peterson  
[peteronckbuy2020@gmail.com](mailto:peteronckbuy2020@gmail.com)

To the Honorable Councilman John Masson:

Please disapprove this plan on the grounds that it is what 60% of the city residents voted against. It has too many units, densely packed together on small lots.

-----  
Did you know that the most of the open space comprises of drainage channels and storm water treatment facilities? How would this benefit the public?

Did you know that 328 units (81% of the total 406 units) are on 35' and 45' wide lots with 5' side yard setbacks ... and all two story? How does "High Density" housing, tightly-packed together with two-story buildings in a large cluster, enhance the value of existing properties? Concentrating "postage-stamp" size lots will look like low-income housing in a well-established middle-class neighborhood and will probably devalue existing properties.

There are also 78 units with no setbacks, that are attached units in 4- and 6-unit clusters. That would really fail to enhance the appearance of the area.

Do you recall that the voters of Escondido turned down a previous proposal for 430 units by over 60%? The current plan is proposing 406 units.

How about starting from scratch and change the plan to a small number of "luxury homes" with large lots? This would more likely enhance existing property values than the developers

plan.

-----  
If the current plan is approved by the city, there's going to be much anger with city leaders and action by many of us against those who approve it. This plan is clearly against the vast majority of us with existing properties surrounding it and 60% of the voters as well. Thank you for your time and attention.

-----  
Respectfully, Charles K. Peterson, 1723 Pinehurst Ave, Escondido CA 92026-1874  
(Escondido Country Club Area), 760-571-9555

**From:** Karen Pinnell  
**To:** [John Masson](#); [Michael Morasco](#); [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [Mike Strong](#); [Kristin Blackson](#)  
**Subject:** Escondido Country Club  
**Date:** Wednesday, August 9, 2017 12:04:45 PM

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Dear all,

I am a San Marcos resident, living a mile from the Escondido Country Club. I am very concerned about the proposed 392-home development for the Country Club. As a local resident, my commute is already heavily impacted driving El Norte Parkway to the freeway. As you know, the area around I-15 and 78 is already heavily congested. Adding a huge development in this area is not good for Escondido, and it will affect nearby San Marcos residents as well who drive in and around the Country Club. I am writing to let you know I oppose the development of 392 homes at the Country Club. I am also concerned how years of construction, noise, dust and disruption will affect the area. I do not believe that adding a development of this size is in the best interests of local residents.

Regards,

Karen Pinnell

1087 Pinto Court

San Marcos, Ca 92069

**From:** John Masson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: R-1-7 Zoning of ECC Property  
**Date:** Monday, July 31, 2017 4:45:43 PM

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FYI

John Masson  
Deputy Mayor/Council Member- District 2

City of Escondido  
201 North Broadway  
Escondido, CA 92025  
760.839.4638

[www.escondido.org](http://www.escondido.org)

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**From:** Raymond Rodgers [mailto:rayrodgers@mac.com]  
**Sent:** Monday, July 31, 2017 11:41 AM  
**To:** John Masson <jmasson@escondido.org>  
**Subject:** R-1-7 Zoning of ECC Property

**Dear Councilman Masson,**

**I am writing to inform you that I am vehemently against a zoning change on the ECC property. The 2012 General Plan designated ECC property as R-1-7 zoning. The owner bought the land knowing this. I do not believe it is our community responsibility to accommodate the owner, developer and builder's opportunity to maximize their profits.**

**You appear to be the only one in city hall who understands and supports our position. My sincere thanks for your efforts in this regard.**

Sincerely yours,

**Raymond E. Rodgers, Jr.**  
**USAF Col. Ret'd**

1765 Still Water Glen  
Escondido, CA 92026  
h: (760) 743-4674  
c: (760) 201-9700  
[rayrodgers@mac.com](mailto:rayrodgers@mac.com)

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): ECC EIR/ development proposal.  
**Date:** Thursday, July 13, 2017 2:56:48 PM

---

*Another ECC email.*

**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Thursday, July 13, 2017 1:09 PM  
**To:** Sam Abed <sabed@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; John Masson <jmasson@escondido.org>  
**Subject:** Contact Council (select recipient from drop-down list): ECC EIR/ development proposal.

Craig rogers  
[Craigmrog@aol.com](mailto:Craigmrog@aol.com)

Mr. Mayor and council members,

As the vote on the ECC property is imminent, I would ask that as our elected officials you all would lead us in our wonderful community. The rhetoric from ROCC/NUW is intensifying. Their latest ploy is the threat of 600-800 homes if this overly dense plan is rejected. They have also insulted our community by claiming we are being taken advantage of since the demographics of our community is mainly senior citizens. That tactic is repulsive and denigrating.

Let me get to the facts. This development will add 1000 additional vehicles to our surface streets daily just from the homes alone. 2.5 vehicles per household is the average in California. This is unreasonable for an existing community. We are not talking about vacant land. This project puts homes into the center of an existing community. You, as our representatives, are going to set a precedent for for many other shuttered golf course properties. Other cities are watching Escondido.

In closing, both my wife and I owned condos in Rancho Bernardo during the 2007 wild fires. RB Blvd is two lanes, Alva Road is two lanes, Camino Del Norte is two lanes and we sat in traffic trying to reach safety on the 15 as embers were literally falling around us.

I questioned Ms Olga Diaz ,who is a supporter of this development, why she is such an advocate of this project yet strongly opposes the Safari Highlands project in her district and her main concern was the access to the surface streets. That is my concern as well Ms Diaz. Our surface streets were never intended to accommodate that volume of daily traffic, not to mention what would happen during the next natural disaster. I would hope our safety would be a concern to each council member.

I accept development, my hope is that it be responsible and reasonable.

Thank you all for considering my concerns.

Craig Rogers



**From:** spunkr@juno.com  
**To:** [Sam Abed](#); [John Masson](#); [Olga Diaz](#); [Ed Gallo](#); [Michael Morasco](#); [Mike Strong](#); [Kristin Blackson](#)  
**Subject:** Draft EIR  
**Date:** Thursday, August 10, 2017 9:57:47 PM

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Dear Mayor Abed, Council members, Mr. Strong and Ms. Blackson,

We are deeply concerned about the traffic and noise that will be generated by the addition of 392 dwellings on the Escondido Country Club property.

We believe that the developers proposed mitigations will do little to improve the situation and in some areas will only add to the problems.

A case in point would be the re-lining of the Nutmeg/ El Norte Pkwy intersection. Nutmeg is flanked by homes and was never designed to be a thoroughfare which it will surely become with the increased population in the ECC area if the New Urban West plan is approved.

Please consider the quality of life issues for those not only in the Country Club, but also in the surrounding areas.

Sincerely,

Bill and Judy Root  
1823 Lodi Glen  
Escondido, CA 92026  
e-mail: spunkr@juno.com

---

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[www.netzero.net?refcd=nzmem0216](http://www.netzero.net?refcd=nzmem0216)

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:kblackson@escondido.org)  
**Subject:** Fw: R-1-7 Zoning per 2012 General Plan: We are against a zoning change on the ECC property  
**Date:** Sunday, August 13, 2017 7:45:47 PM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

---

**From:** c rousseau <tinatcre@gmail.com>  
**Sent:** Thursday, August 10, 2017 5:24 PM  
**To:** Sam Abed; John Masson; Olga Diaz; Ed Gallo; Michael Morasco; Kristin Blackson  
**Subject:** R-1-7 Zoning per 2012 General Plan: We are against a zoning change on the ECC property

To Whom It May Concern:

The 2012 General Plan designated ECC property as R-1-7 zoning. The owner bought the land knowing this. It is not our community responsibility to accommodate the owner, developer and builder's opportunity to maximize their profits. I do not want the zoning changed to accommodate 392+ dwelling units. We live in the Escondido Country club because of the open space. We hope that you will vote against any changes to the zoning in our neighborhood.

Thank You

Christina Rousseu

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Sunday, August 13, 2017 7:40:47 PM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** tinatcre@gmail.com <tinatcre@gmail.com>  
**Sent:** Thursday, August 10, 2017 10:56 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Thursday, August 10, 2017 at 17:56:04 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

Increased traffic and the multi condo units that do not fit in our neighborhood. I do not believe this proposal fits in our neighborhood with the current zoning. I do not want the zoning changed so this builder can build ugly condos in the beautiful country club area.

Name: Tina Rousseau  
Email: tinatcre@gmail.com  
Address: Memory Lane, Escondido, CA 92026 .

**From:** Bonnie M Sanchez  
**To:** [Sam Abed](#)  
**Subject:** R-1-7 Zoning and Draft EIR for Country Club area  
**Date:** Monday, August 14, 2017 11:04:11 AM

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Dear City Leader:

I have lived in the Country Club area since 1991 and love the quiet, family-like atmosphere of the community, the open space accorded by the golf course, and minimum noise and traffic flow through the residential area (except for Country Club Lane). I moved here from West Los Angeles to get away from high density housing, constant traffic and noise, smog created by high number of people/cars, and lines for every business and service in the area. I am deeply concerned about the development of 392 houses proposed for the Country Club golf course area, most of which are two-story dwellings. Approving that many homes to be built in the space available is ludicrous and demonstrates money-grubbing for every inch of land. I cannot believe that you and other Council members would approve such a project when the community was designed around the open space and lot allotments of those houses on the course were minimized BECAUSE they faced onto open space. This plan now will have them facing a two-story structure feet away from their property line and no privacy afforded their own property. I am also concerned about the following issues that this size housing project incurs:

- Increased traffic, pollution and noise along the streets in the area, especially Country Club Lane. This area already receives a lot of traffic from non-residents twice a day as commuters and college students cut through the Country Club area from southbound 15 over to Highway 78 to avoid the interchange. Most households will have a minimum of two vehicles so you are allowing an increase of 780 cars in the area daily. The streets are not built for that traffic pattern and it obliterates the rights of the people who are already living here, paying taxes and supporting the City in other ways.
- I came to this area specifically because there was some open space around the housing. The “open space” proposed in this plan will mainly accommodate the unusable/drainage areas. The building plan will create a giant wall of two-story buildings all around the development. That is not “open space”.
- The public services, schools, and businesses in the area cannot adequately serve that many additional people. Schools are already over-loaded in the area.
- It is a slap in the face by the owner and the development company to increase the number of houses proposed and then to make them mostly two-story structures rather than single level homes. Is that the kind of community we have become—like LA—that accommodates the “big guy” for the money gains to the City in disrespecting the current population that has supported this community for years?

I plead with you and other Council members and planners to uphold the R-1-7 Zoning per the 2012 General Plan that would allow reasonable development in the area. I am not against having houses built on the golf course; but I AM AGAINST such blatant greed, spite and high density building to accommodate an owner and developer who will never have to live with the consequences of such a development. The owner brought the land knowing that there was a R-1-7 zoning code on it. Why is the City feeling they need to accommodate and change zoning to please the owner rather than your very own constituents and long-time owners of Escondido? PLEASE honor the zoning established in the 2012 General Plan designated to the ECC property and DO THE RIGHT THING for your City and

your voting constituents!!

Sincerely,

Bonnie M. Sanchez

1457 Calle Redonda Lane

Escondido, CA 92026

**From:** Victoria  
**To:** [Mike Strong](#)  
**Subject:** Country Club proposal  
**Date:** Wednesday, August 9, 2017 9:29:50 AM

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Hello Mr. Strong,

Thank you for keeping us updated on this proposal to over develop the open space area in Escondido.

Thank you for listening to the residents that live in the ECC area. I previously sent a letter which has been posted.

Please don't allow these developers to change the lot sizes into even smaller lots and cram in two story buildings in an area that was meant for open space. I know they need to do something to make their profit but this was voted against by the city of Escondido residents on Prop H. It was voted against for numerous, valid reasons. The owner of the land and his developer are not in Escondido and do not care about the quality of life here.

Thank you,

Victoria Schaefer

Sent from my iPhone

Sent from my iPhone

**From:** George H. Schneider  
**To:** [Kristin Blackson](#)  
**Subject:** I am very unhappy with our Escondido city council for not giving us more support against new urban west, I have spent four weekends gathering signatures to stop this guy two years ago , we got enough supposedly, now we are still trying to stop him, he ...  
**Date:** Sunday, July 30, 2017 3:03:39 PM

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Sent from my iPad

**From:** OHSTBUX@gmail.com  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Kristin Blackson](#)  
**Subject:** Message from ECCHO Member  
**Date:** Monday, July 31, 2017 2:12:13 PM

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ECCHO Member Message  
Monday, July 31, 2017 at 14:11:51 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

The infrastructure to support an additional 392 dwellings is not possible with the current roads and access to freeways in the area. It currently takes me 20 minutes to gain access to the CA78 or I15 highways, we currently live in a very high fire danger area, mass evacuations in case of a fire would create a log jamb at freeway exits and on-ramps. Also environmentally, the current open space is home to many wildlife inhabitants, where do they go when green space is turned in dwellings and blacktop, not to mention the rise in temperature from the lack of open-space?

Name: Marc Sherman  
Email: OHSTBUX@gmail.com  
Address: 1769 Larkhaven Glen , Escondido, CA 92026 .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** Fw: R-1-7 zoning for Country Club  
**Date:** Sunday, August 13, 2017 7:03:26 PM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

---

**From:** Jackie Skay <[jackieskay@gmail.com](mailto:jackieskay@gmail.com)>  
**Sent:** Thursday, August 10, 2017 12:36 PM  
**To:** Mike Strong; Kristin Blackson  
**Subject:** Fwd: R-1-7 zoning for Country Club

Begin forwarded message:

**From:** Jackie Skay <[jackieskay@gmail.com](mailto:jackieskay@gmail.com)>  
**Date:** August 10, 2017 at 12:34:55 PM PDT  
**To:** [sabed@escondido.org](mailto:sabed@escondido.org), [jmasson@escondido.org](mailto:jmasson@escondido.org), [odiaz@escondido.org](mailto:odiaz@escondido.org),  
[egallo@escondido.org](mailto:egallo@escondido.org), [mmorasco@escondido.org](mailto:mmorasco@escondido.org)  
**Subject: R-1-7 zoning for Country Club**

Dear Mayor Abed and Councilmembers,  
When considering proposed development of the old Escondido Country Club please adhere to the existing R-1-7 zoning. We have just one chance to get this right. If you enforce the existing zoning a reasonable number of homes will be built. This will be more in keeping with the existing neighborhood and will serve to limit the negative consequences of increased traffic.

Thank you,  
Jacqueline Skay

Please see attachment for my comments regarding the DEIR.

Thanks, Mike Slater  
2053 Fuerte Lane  
Escondido, CA 92026  
[mslater.2014@cox.net](mailto:m Slater.2014@cox.net)

August 16, 2017

The DEIR does not properly address the alternative concept plans. These plans were well thought out based on the history of the Escondido Country Club and maintaining the existing R-1-7 zoning in the 2012 General Plan as adopted by the City Council.

The alternative concept plan of 158 lots was determined from two reports on the history of the Escondido Country Club. A White Paper, Country Club Land Use Overview submitted to the Planning Division on January 26, 2017 and prepared by ECCHO. The second report was a City of Escondido Report prepared pursuant to Election Code #9212 dated July 23, 2014 by Jay Petrek of the Planning Division. The reports appear to be completely ignored in the DEIR. These reports are important in understanding the history of the Escondido Country Club community and why the majority of the existing residence are against the developers plan for 392 dwelling units.

The Planning Division must do a complete analysis of all the development approvals to determine what, if any density is left in the Country Club community. The vehicles for approval varied from variances, covenants and special use permits granted in the early years to subdivision maps. The existing residence on ‘minimally-sized” lots with small square footages, narrow lot-widths and shallow depths and 50 foot width streets instead of 60 foot width streets as required for a normal subdivision deserve a complete density analysis by the Planning Division. The bases for the study was started in the City report dated July 23, 2014 but were incomplete because the report had to be completed in thirty days. The White Paper report submitted to the Planning Division on 01/26/17 explains those early density transfers. I request the Planning Division do a complete analysis of the early developments that allowed room to build a golf course.

If all the existing properties were at the minimum 7,000 square feet and all street widths were 60 feet in width there would have been little or no room to build a golf course.

The 158 lot alternative concept plan has minimal disturbance to the existing topography. The Villages plan significantly alters the existing topography with blasting in all four phases of the proposed “Villages”. ECCHO did not have the resources to do full engineering studies but then they are not the developer. There is approximately 64 acres of open space of which 20 acres is passive open space to accommodate drainage. The other 44 acres is buffer between any proposed houses and existing houses. The open space can be for walking trails, pocket parks or other amenities an HOA would want to maintain. There is a 5 acre proposed commercial lot in the old club house area for restaurant/bar, gym, hair salon and day spa that would be open to the public. This commercial area would be privately operated and not under the control of an HOA thus it

should be open to the public.

-1-

The DEIR exposes flaws from the beginning to the end. The project has significant impacts on air quality, biological resources, cultural resources, greenhouse gas emissions, hazards/hazardous materials, noise and traffic

The proposed development will add estimated 1,254 residents and 94 employees.

The City of Escondido E-CAP screening tables are magic - they provide the conclusion that density proposed which was not previously anticipated is not in excess anticipated in the E-CAP.

Project implementation is guided by the following opening statement of Project objectives:

1. Eliminate the blighted condition of the current Project site and abate hazards to public health and safety.

That condition was created by the applicant.

Another opening statement of Project objectives:

5. Provide a place for the community to gather, socialize, dine and recreate ...

The community had an area to gather, socialize, dine and recreate that was closed.

Another opening statement of Project objectives:

7. Protect privacy of existing residents by providing a landscaped buffer...

The existing home owners/community residents thought the provision of the golf course provided them a buffer for their future.

Last troubling opening statement of Project objectives:

..maintain site topography, protect natural resources and avoid hazards

This is being accomplished by blasting and 15,000 truckloads of infill. Estimating 12 cubic yards per truck load. DEIR estimates 22,594 Haul Truck Trips.

The proposed project is significantly altering existing topography with 22 days of blasting and resultant vibration impacts. At one point in the EIR, proposed cut is 1,586,979 and fill at 2,885,368 (assuming cubic yards) with import of 180,000 or 197,278 cubic yards - roughly 16,000 truck loads carrying average 12 cubic yards to the property. There is impact to 0.29 acres of wetland/riparian sensitive community and 2.56 acres of existing wetland. The project includes the removal of 601 mature trees and 18 protected trees. This along with 5.5 years of construction noise and associated dust to a community that bought their homes with the knowledge their community was complete when the golf course with amenities was constructed. There are 62 plant species, 36 animal species, 34 bird and 2 mammals that will be impacted. The proposed project also potentially contributes to cumulative impact to jurisdictional water and wetlands. As well as, adding more traffic and air pollution to the area - the result of LOS assessment is that 9 of 17 intersections are forecasted to operate at unacceptable levels during peak hours.

Impacts are being mitigated by Restoration Plan for sensitive habitat and replacement of trees at a 1:1 ratio. The number, size and species will be determined on a case-by case basis by the City. The loss to the community is 619 mature trees.

From page 1 it is clear the community should be leery of the developer and suspect of the City of Escondido in protecting their interest. The existing community appears to be built out according to the then in effect adopted Community Plan and General Plan.

The formal actions needed to build this development include amending the General Plan regarding density in order to add any additional units. Those units will be added to the detriment of the quality of live for those who bought into the existing development.

Open space was provided with the provision of the golf course that is being removed and the quality of life to all existing residents diminished not only in perception but reality. The City if they approve this proposal deceived previous buyers to their detriment and there is no guarantee they aren't deceiving new buyers as to potential quality of life at this location.

Traffic calming devises and noise walls up to 8' in height are included due to increased traffic that will occur on the local existing streets.

The really unfortunate and really not appropriate in 2017 is in order to develop the proposed density, blasting is proposed in all four phases of the site preparation. There does not appear to be any requirement with respect to existing topography nor to maintain the existing quality of life.

Blasting impacts are based on studies from mid-1970s and should not be permitted with

the implementation of any projects.

-3-

There is U.S.G.S “blue line” watercourses within the area previously designed and occupied by the golf course. In the past, flooding of the golf course occurred during the rainy seasons. This project proposal is removing concrete drainage channels and replacing with open vegetated channels. What authority does the City have to ignore streams?

The specific plan area proposed by New Urban West Inc. is identical to specific plan area proposed by the owner’s, Stuck in the Rough, Initiative in 2014 and was discussed in the City of Escondido Report prepared pursuant to Elections Code #9212 dated July 23, 2014. The specific plan area is shown on the Flood Insurance Rate Map, Panel 811 of 2375 obtained from the City of Escondido Engineering Department, it shows approximately 11 acres of the golf course in a flood hazard area zone. The flood hazard area zone can also be found on the FEMA website. How can the DEIR ignore the FEMA Flood Hazard Area Zones?

In the City of Escondido Report on page 33 (6.7.) Drainage Impacts - “Large portions of the proposed specific plan area proposed by the STIR Initiative are within FEMA mapped 100-year floodplain areas that convey drainage from both on and offsite areas. However, there are existing pipelines within and currently 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.” How is the placement of new homes built in the golf course protected against future flooding? How are existing developments like Barcelona on the south side of Country Club Lane protected from future downstream flooding?

There are problematic issues in the EIR document:

The no project discussion includes: portions of the existing site would continue to be used for unauthorized purposes - transients, vandals, drugs and graffiti. The problem is all of those unauthorized purposes are enforcement issues that the City of Escondido can address. A crime analysis was prepared by the Escondido Police Department which shows minimal crimes occurring in the Escondido Country Club area. Do you believe the Developer or the Escondido Police Department?

Will there be - water twice or three times a day during construction to minimize dust.

Who is maintaining the community farm and is the community farm 1 acre or 5.4 acres?

Mitigation is often simply amending documents like the growth assumptions to reduce impacts to a level less than significant.



**From:** Athena Smeyres  
**To:** [Sam Abed](#); [John Masson](#); [Michael Morasco](#); [Olga Diaz](#); [Ed Gallo](#); [Kristin Blackson](#)  
**Subject:** Escondido Country Club (The Villages proposal)  
**Date:** Tuesday, August 8, 2017 11:34:19 AM

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Thank you for this opportunity to send you our thoughts on this proposal. We live very close to the Country Club, about a mile or so away, and would be greatly affected by this proposal. I hope you are considering people like us who live outside the area, but must travel there every day.

We drive in/out of the Country Club area two times a day – four trips; to drop-off, then pick-up our children who are cared for daily by our parents who live on David Dr. This proposal will greatly affect our daily lives, as we'll have to spend more time on the roads going back and forth to work. We already go through three lights in the morning, just to make the left from Nutmeg onto El Norte Pkwy, and then in the evening, sit in on the off-ramp from 15N for too long of a time, and that doesn't even count how dangerous the off-ramp is because it's backed-up onto the freeway. I hope you've taken that into account, and not just the traffic down W Country Club.

W Country Club:

Is a "cut-through" alternative route for many people to avoid other heavier streets.

Plus people like us that must enter the area daily.

Plus the existing residents.

If you add an additional 392 homes, there are no "calming measures" possible to mitigate such a disaster.

The area was zoned R-1-7 for a reason, the physical neighborhood cannot sustain the additional traffic that 392 homes would bring to the area.

**392 are too many!**

**Keep the R-1-7 zoning!**

Thank you,

Germain and Athena Smeyres

941 Homestead Pl

Escondido, CA 92026

**From:** Connie Smeyres  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [Michael Morasco](#); [Kristin Blackson](#); [John Masson](#); [Mike Strong](#); [Bill Martin](#)  
**Cc:** [Mike Slater](#)  
**Subject:** Escondido Country Club Proposal  
**Date:** Tuesday, August 15, 2017 8:47:12 AM

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Thank you for this opportunity to send you our thoughts on this horrible proposal.

City Council: I've heard one or more of you make statements about wanting to "... get this fixed for the good of the City", without realizing that while the residents of the area would like things "fixed", they would also like the right project, not just a project to end your political issues. Please *think of the people* living in the area and not just the political expedience of putting an end to this issue. We know you care about property rights, as do we, but what about our property rights? Does Sitr property rights mean that he can steal away with millions of dollars on a project, leaving us to pay his bills in the form of lower home values and the many other negative aspects of living here with so many homes added.

Traffic: If you've been anywhere near W Country Club at 5:00 PM, then you know that this street becomes somewhat close to the Indianapolis speedway. Their "calming measures" amount to roundabouts placed at intersections. They're counting on the fact that most people know nothing about roundabouts, so they think they'll help. This is a falsehood and a ruse just to confuse and manipulate the opinion's of residents.

I work for a large Publishing Company based in London and Oxford, England. I've done LOTS of driving in England. Roundabouts are meant to keep traffic moving, not slow it down! In many cases, drivers use it as a "slingshot" effect to speed them up. Again, the purpose of a roundabout is to keep traffic moving, NOT to slow it down. It is meant to be used in place of a traffic light, and does nothing to "calm" traffic – just the opposite occurs.

Please consider these points:

1. W Country Club is a "cut-through" alternative route for many people to avoid other heavier streets. It needs more policing now. what would happen with 392 more homes?
2. W Country Club must still be used by the existing residents and people cutting through. How will the addition of 392 homes further damage the issues that already exist?
3. If you add an additional 392 homes, there are no "calming measures" possible to mitigate such a disaster!
4. Of course, the 392 homes would not be nearly as effected, as they'll be walled up in their new community.

The area was zoned R-1-7 for a reason, the physical neighborhood cannot sustain the additional traffic that 392 homes would bring to the area.

Recent History: I hope that all City Council members have been listening to your constituents.

- The ECCHO signature drive brought in over 9,000 signatures and in record time. Done by unpaid volunteers in the Community.
- You ALL voted to put this into City law.
- Paid signature gatherers were need by SITR to get their measure on the ballot.
- A City-wide election voted 61% to 39% to turn away a very similar proposal.

When we agree on a fair plan and this issue finally goes away, SITR will head back to their lair in Beverly Hills and you'll be left with us – the voters!

**392 are far too many!**

**Keep the R-1-7 zoning!**

Thank you,

Michael and Constance Smeyres

1626 David Dr

Escondido, CA 92026

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Sunday, August 13, 2017 7:33:51 PM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** nuskin4mels@gmail.com <nuskin4mels@gmail.com>  
**Sent:** Sunday, August 13, 2017 7:13 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Sunday, August 13, 2017 at 14:13:03 (PDT)

-----  
I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

The traffic and infrastructure is my biggest concern . The area has already gotten so bad over the last 5 year!!

Name: Laura Soto  
Email: nuskin4mels@gmail.com  
Address: 1732 Edgebrook Place, Escondido, California 92026 .

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: The Old Escondido Country Club  
**Date:** Monday, August 14, 2017 9:22:40 AM

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**From:** Ed Gallo  
**Sent:** Sunday, August 13, 2017 2:50 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: The Old Escondido Country Club

Begin forwarded message:

**From:** Soto <[nuskin4mels@gmail.com](mailto:nuskin4mels@gmail.com)>  
**Date:** August 13, 2017 at 1:41:42 PM PDT  
**To:** [sabed@escondido.org](mailto:sabed@escondido.org)  
**Cc:** [odiaz@escondido.org](mailto:odiaz@escondido.org), [egallo@escondido.org](mailto:egallo@escondido.org), [jmasson@escondido.org](mailto:jmasson@escondido.org),  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)  
**Subject:** **The Old Escondido Country Club**

Dear Mayor Sam Abed and fellow City Council Members,

I am writing today to urge you to not accept the EIR as written and to beg you not to allow them to build 392 dwellings in our community.

As a home owner in this community for over 17 years and seeing the changes in our community and the decline of the neighborhood ,especially with the closing down

of the Country Club it's been heartbreaking and maddening .

Building 392 dwelling would cause so much traffic and congestion then we already have. The infrastructure is not keeping up the number of homes being built in this area

and it's hard to even get out of the area in the mornings. I am with ECCHO and feel the less homes the better!!

I am asking you to please use your conscience and morality when making these decisions which affect the lives of the people who live in Escondido and the people who voted

you into office.

Sincerely,

Laura Soto

1732 Edgebrook Place



**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Thursday, August 17, 2017 8:20:54 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Aspear118@gmail.com <Aspear118@gmail.com>  
**Sent:** Wednesday, August 16, 2017 11:09 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Wednesday, August 16, 2017 at 18:09:47 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

My biggest objection is the possibly of the mayor and city counsel members re zoning the country club lot size allowing nearly 400 house to be built. Keep the current lot sizes.

Name: Andrew Spear  
Email: [Aspear118@gmail.com](mailto:Aspear118@gmail.com)  
Address: 2022 Camino Drive , Escondido, Ca 92026 .

**From:** Jeffrey Epp  
**To:** [Mike Strong](#)  
**Subject:** FW: How many houses is the question!  
**Date:** Thursday, July 13, 2017 3:21:20 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Oh, geez. Another one.

Jeffrey R. Epp  
City Manager  
City of Escondido  
760-839-4631 (main)  
[jepp@escondido.org](mailto:jepp@escondido.org)

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**From:** Jerry Swadley [mailto:swadley1@cox.net]  
**Sent:** Thursday, July 13, 2017 2:04 PM  
**To:** Sam Abed <sabed@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <odias@escondido.org>; John Masson <jmasson@escondido.org>; Ed Gallo <egallo@escondido.org>; Jeffrey Epp <Jepp@escondido.org>; Jeffrey Epp <Jepp@escondido.org>; Ed Gallo <egallo@escondido.org>; John Masson <jmasson@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Sam Abed <sabed@escondido.org>  
**Cc:** Betty Ferrell <realtorferrell@yahoo.com>; Jack Hall <jackui2003@yahoo.com>; Katey Hoehn <katey01@gmail.com>; Kathie Taylor <kataylor27@yahoo.com>; Mike Rousseau <mikerhomes@cox.net>; Mike Slater <m Slater.2014@cox.net>; Pat Hunter <phunter@cox.net>; Robert Crowe <recrowe@cox.net>  
**Subject:** How many houses is the question!

I wish ECC neighbors would not take pot shots at each other on the internet. All this emotion on both sides of the development debate aimed to dissuade each other's opinion is a waste.

In 2004, I bought a 1-story house in ECC with all the amenities of a master planned community. For a membership fee, like an HOA, I could join the Escondido Country Club and enjoy all those amenities for myself, my family, and my friends, while living the retirement dream.

Like Michael Schlesinger, I know what I bought, but when I sell, I'm limited on how much Return on Investment (ROI) I can make. I could tear my house down and build more, bigger, and better within zoning requirements, sell, and increase ROI because we have property rights. Attempting to meet current R-1-7 (Residential – 1 Single Family – 7000 sq. ft. lots) zoning requirements, Schlesinger presented a plan for only 272 (not 600) houses to the City in August 2013, but the City Council did not grant approval and unanimously voted

no.

So ... wanting more, he exercises his right to bully, intimidate and threaten by putting a fence around his property, leave openings in the fence for trespassing, doesn't repair holes in the fence, allows gates to be knocked down, trashes the property, doesn't keep security to stop vandalism to buildings, lets trees die, breaks irrigation lines, turn the water off, stops mowing, allows weeds to take over, creates a fire hazard, applies toxic odorless soil enhancer, and insists on making more ROI than the property is worth. He crusades to build houses requiring zoning exceptions and approval, but spins the idea, for maximizing ROI, as being best for the City and our community. Schlesinger tells the City he can wait 3, 30 or 300 years to get his way, sue them for \$100M and revives his plan for 400 houses. "The Lakes" was presented to Escondido voters in November 2014 and they voted no by 61%.

But wait ... A California superior court judge says the City must allow some building. Michael Schlesinger drops the \$100M lawsuit when the City says he can resubmit a plan through another developer. "The Villages" is the new plan for 392 houses, presents it to the Escondido planning department, but attempts to explain how it's different from "The Lakes" development plan even with similar number of houses, amenities, and open space. An Environmental Impact Report (EIR) was financed that doesn't eliminate recorded concerns, but only identifies mitigation to make "The Villages" less objectionable than it could be. The fact remains, it is overcrowded and bad for our community and the city. The Escondido City Council must vote once again.

ROCC claims support from 250 neighbors (many have bought property since 2012 regardless of what Michael Schlesinger did to his property, but surprisingly won't blame him for the mess) supporting "The Villages" because it will replace the current eyesore, and once Schlesinger gets the ROI he wants, his shadow may never darken ECC or Escondido again. At least one ROCC founder agrees 392 is too many, but they and NUWI believe the Escondido City Council will approve "The Villages" anyway, to avoid dealing with Schlesinger and a probable lawsuit.

Knowing each Escondido City Councilmember and having had personal, private conversations with each of them, I know they're determined to do what's best for Escondido and ECC. They will not be intimidated by bullying and threats to sue, rather their motivation is to do the right thing. ECCHO has a supporter database of 2700 neighbors asking the City to not approve "The Villages". A study of the CA Superior Court ruling requiring that development be allowed, the 50 years of open space, and historical intended use of the current property, supports a more realistically and legally defensible development density plan for 158 houses.

**Questions:** Will the Escondido City Council please step up and insist on a 158 to 272 development compromise for the current ECC open space? The ECC property owner doesn't get the ROI he dreams of, and his neighbors don't get their dreams of keeping 109 acres of green open space, but isn't that a better alternative, offering a truly win-win compromise? Thank you.

**From:** Jeffrey Epp  
**To:** [Mike Strong](#)  
**Subject:** FW: UT North County Local article "New Report Sets Stage for Country Club Vote" dated July 2, 2017  
**Date:** Thursday, July 13, 2017 3:19:45 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Guess there was one more.....

Jeffrey R. Epp  
City Manager  
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**From:** Jerry Swadley [mailto:swadley1@cox.net]  
**Sent:** Thursday, July 13, 2017 2:17 PM  
**To:** Sam Abed <sabed@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <odias@escondido.org>; John Masson <jmasson@escondido.org>; Ed Gallo <egallo@escondido.org>; Jeffrey Epp <Jepp@escondido.org>; Jeffrey Epp <Jepp@escondido.org>; Ed Gallo <egallo@escondido.org>; John Masson <jmasson@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Sam Abed <sabed@escondido.org>  
**Cc:** Betty Ferrell <realtorferrell@yahoo.com>; Jack Hall <jackui2003@yahoo.com>; Katey Hoehn <katey01@gmail.com>; Kathie Taylor <kataylor27@yahoo.com>; Mike Rousseau <mikerhomes@cox.net>; Mike Slater <m Slater.2014@cox.net>; Pat Hunter <phunter@cox.net>; Robert Crowe <recrowe@cox.net>; Connie Smeyres <connie.smeyres@att.net>; Gary Johnston <gfjdbr@aol.com>; Gary Vest <gary@vestco.net>; Jerry Swadley <swadley1@cox.net>; John Cunningham <jc33ham@att.net>; Bob Millons <bmillons@yahoo.com>; Mardi Millons <hilltrio@yahoo.com>; Mike Finsterbusch <mikewf2015@gmail.com>; Mike Mortensen <rxjane@cox.net>; Rick Elkin <Rick.Elkin@cox.net>; Ron Brezic <ronaldjbrezic@yahoo.com>  
**Subject:** UT North County Local article "New Report Sets Stage for Country Club Vote" dated July 2, 2017

Paragraph 1; "... solutions are already included in the project to negate those potential problems"

**"The Villages" provides no solutions to eliminate potential problems, only mitigation to minimize the impact of an overcrowded development with too many houses and lots too small.**

**Vote NO**

**From:** Jeffrey Epp  
**To:** [Mike Strong](#)  
**Subject:** FW: UT North County Local article "New Report Sets Stage for Country Club Vote" dated July 2, 2017  
**Date:** Thursday, July 13, 2017 3:17:58 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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FYI

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---

**From:** Jerry Swadley [mailto:swadley1@cox.net]  
**Sent:** Thursday, July 13, 2017 2:36 PM  
**To:** Sam Abed <sabed@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <odias@escondido.org>; John Masson <jmasson@escondido.org>; Ed Gallo <egallo@escondido.org>; Jeffrey Epp <Jepp@escondido.org>; Jeffrey Epp <Jepp@escondido.org>; Ed Gallo <egallo@escondido.org>; John Masson <jmasson@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Sam Abed <sabed@escondido.org>  
**Cc:** Betty Ferrell <realtorferrell@yahoo.com>; Jack Hall <jackui2003@yahoo.com>; Katey Hoehn <katey01@gmail.com>; Kathie Taylor <kataylor27@yahoo.com>; Mike Rousseau <mikerhomes@cox.net>; Mike Slater <m Slater.2014@cox.net>; Pat Hunter <phunter@cox.net>; Robert Crowe <recrowe@cox.net>; Connie Smeyres <connie.smeyres@att.net>; Gary Johnston <gfjdb@aol.com>; Gary Vest <gary@vestco.net>; John Cunningham <jc33ham@att.net>; Bob Millions <bmillions@yahoo.com>; Mardi Millions <hilltrio@yahoo.com>; Mike Finsterbusch <mikewf2015@gmail.com>; Mike Mortensen <rxjane@cox.net>; Rick Elkin <Rick.Elkin@cox.net>; Ron Brezic <ronaldjbrezic@yahoo.com>  
**Subject:** RE: UT North County Local article "New Report Sets Stage for Country Club Vote" dated July 2, 2017

Paragraph 3; "... project is well thought out and will include open space, road improvements, environmentally friendly features and other amenities such as a \$10 million clubhouse that will benefit the surrounding community."

**"The Villages" homeowners will determine how much their amenities will benefit the surrounding community, not NUWI or their supporters. At the first open house NUWI advised existing residents that they would not benefit from the amenities unless we agreed to some sort of tax assessment. Provide a reasonable clubhouse that fits our existing community and save millions of dollars. There can't be enough environmentally friendly features to overcome filling**

**109 acres of green open space with 65 acres of overcrowded development with too many houses and lots too small**

**Vote NO**

**From:** Jeffrey Epp  
**To:** [Mike Strong](#)  
**Subject:** FW: UT North County Local article "New Report Sets Stage for Country Club Vote" dated July 2, 2017  
**Date:** Thursday, July 13, 2017 3:17:37 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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FYI only

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**From:** Jerry Swadley [mailto:swadley1@cox.net]  
**Sent:** Thursday, July 13, 2017 2:40 PM  
**To:** Sam Abed <sabed@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <odias@escondido.org>; John Masson <jmasson@escondido.org>; Ed Gallo <egallo@escondido.org>; Jeffrey Epp <Jepp@escondido.org>; Jeffrey Epp <Jepp@escondido.org>; Ed Gallo <egallo@escondido.org>; John Masson <jmasson@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Sam Abed <sabed@escondido.org>  
**Cc:** Betty Ferrell <realtorferrell@yahoo.com>; Jack Hall <jackui2003@yahoo.com>; Katey Hoehn <katey01@gmail.com>; Kathie Taylor <kataylor27@yahoo.com>; Mike Rousseau <mikerhomes@cox.net>; Mike Slater <m Slater.2014@cox.net>; Pat Hunter <phunter@cox.net>; Robert Crowe <recrowe@cox.net>; Connie Smeyres <connie.smeyres@att.net>; Gary Johnston <gfjdbr@aol.com>; Gary Vest <gary@vestco.net>; John Cunningham <jc33ham@att.net>; Bob Millions <bmillions@yahoo.com>; Mardi Millions <hilltrio@yahoo.com>; Mike Finsterbusch <mikewf2015@gmail.com>; Mike Mortensen <rxjane@cox.net>; Rick Elkin <Rick.Elkin@cox.net>; Ron Brezic <ronaldjbrezic@yahoo.com>; mercurytony3@hotmail.com  
**Subject:** RE: UT North County Local article "New Report Sets Stage for Country Club Vote" dated July 2, 2017

Paragraph 4; "... the project is far too dense for the community and will cause all sorts of traffic and construction-related problems."

**Without a doubt!**

**Vote NO**

**From:** Jeffrey Epp  
**To:** [Mike Strong](#)  
**Subject:** FW: UT North County Local article "New Report Sets Stage for Country Club Vote" dated July 2, 2017  
**Date:** Thursday, July 13, 2017 5:00:09 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**From:** Jerry Swadley [mailto:swadley1@cox.net]  
**Sent:** Thursday, July 13, 2017 4:28 PM  
**To:** Sam Abed <sabed@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <odias@escondido.org>; John Masson <jmasson@escondido.org>; Ed Gallo <egallo@escondido.org>; Jeffrey Epp <Jepp@escondido.org>; Jeffrey Epp <Jepp@escondido.org>; Ed Gallo <egallo@escondido.org>; John Masson <jmasson@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Sam Abed <sabed@escondido.org>  
**Cc:** Betty Ferrell <realtorferrell@yahoo.com>; Jack Hall <jackui2003@yahoo.com>; Katey Hoehn <katey01@gmail.com>; Kathie Taylor <kataylor27@yahoo.com>; Mike Rousseau <mikerhomes@cox.net>; Mike Slater <m Slater.2014@cox.net>; Pat Hunter <phunter@cox.net>; Robert Crowe <recrowe@cox.net>; Connie Smeyres <connie.smeyres@att.net>; Gary Johnston <gjfdbr@aol.com>; Gary Vest <gary@vestco.net>; John Cunningham <jc33ham@att.net>; Bob Millions <bmillions@yahoo.com>; Mardi Millions <hilltrio@yahoo.com>; Mike Finsterbusch <mikewf2015@gmail.com>; Mike Mortensen <rxjane@cox.net>; Rick Elkin <Rick.Elkin@cox.net>; Ron Brezic <ronaldjbrezic@yahoo.com>; mercurytony3@hotmail.com  
**Subject:** RE: UT North County Local article "New Report Sets Stage for Country Club Vote" dated July 2, 2017

Paragraph 6; "Together, we have created a proposal that will reinvigorate this long-suffering community with a variety of desired amenities, preserve 44 percent of the property as open space, and positively impact home values in the area"

**Together? No public meetings with Q & A, only private meetings with project supporters. Community questions had to be written, without written responses from NUWI made public. NUWI Project Manager Jonathan Frankel is not a neighbor or friend and does not know our community. ECC property owners don't need reinvigorated except for one who neglected and blighted his own property. For fifty years ECC was an icon of Escondido, sought after, happy,**

supported by the entire city, a blessing to all who took advantage of the amenities or not. 4 years is not long-suffering for most of us because we have each other, our homes, lifestyles and remember our master planned community. "The Villages" preserves nothing, it takes away 56 percent of the open space. During the housing recession Escondido CC and Lake San Marcos CC community's property values were nearly identical with both Country Clubs being built in the 1960's. After 6 years of neglect from the previous owner and 4 years of blight of the ECC community amenities by the current owner, property values have barely started to recover from the housing recession while Lake San Marcos CC made amenity improvements for 4 years and property values are 60% higher.

NOTE: Schlesinger claims the ECC amenities were not supported and closed them down, but NUWI claims their amenities will reinvigorate the community. A little cooperation from Schlesinger to keep the amenities operational for the last 4 years would have provided overwhelming support for neighborhood improvements today and going forward. But, he wasn't a team player, only a greedy team owner. Reference Alex Spanos and the Chargers.

Vote NO

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:kblackson@escondido.org)  
**Subject:** FW: "The Villages" and our future!  
**Date:** Tuesday, July 18, 2017 8:57:24 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

---

**From:** Jerry Swadley [swadley1@cox.net]  
**Sent:** Tuesday, July 18, 2017 1:22 PM  
**To:** Ed Gallo; Jeffrey Epp; John Masson; Michael Morasco; Olga Diaz; Sam Abed  
**Cc:** Betty Ferrell; Jack Hall; Katey Hoehn; Kathie Taylor; Mike Rousseau; Mike Slater; Pat Hunter; Robert Crowe  
**Subject:** "The Villages" and our future!

Councilmembers:

Noted comments from our District 1 Councilmember, John Masson. As a community, the Escondido City Council DOES have control over the number of homes that can be developed on the ECC property. Even though the judge ruled against the open space initiative, the City maintains control over zoning and land use laws. The City doesn't have to allow a zoning change. "The Villages" Specific Plan requests a zoning change to reduce lot sizes for increased density and identifies "community benefits". A development plan, meeting the current lawful zoning requirements of 7,000 SF minimum lot sizes, is nearer 270, or less, dwelling units (not Schlesinger's 600 or NUWI's 392). The number of 7000 SF lots that can fit on the 109 acres is limited because of the slopes, drainage, and storm water management basins. A plan compliant with current zoning requirements, could have a mix of housing types and provide walking trails and open space. It could include a clubhouse, pool, tennis courts and other amenities! Don't let anyone fool us, "The Villages" current plan doesn't need to be a done deal to get a development on the property. It's not the "end all be all" solution to what the majority in the community wants, i.e., a development plan that fits into and enhances our community. We need a plan that considers the history and context of our neighborhood, a plan with a mix of mostly single but some two-story homes and a plan that respects the current minimum lot sizes allowed. There are serious concerns with "The Villages" plan and how it fits in with our community, including the 40%+ of open space, most of which is drainage ditches and storm water facilities that could likely be fenced off for access. A guess is the 12' wide combo trail and access road is also being counted as open space. Our community deserves better and we demand it.

Sam, John, Mike, Ed, and Olga; you should demand it. Please, the City Council must act as mediator/facilitator/communicator for ECC residents to be equally heard when Schlesinger, NUWI, the media, and the CA Superior Court judge aren't listening. When all is said and done, Schlesinger, NUWI and the CA Superior Court judge will all walk away and the media won't care.. But the City and our neighborhood will live with it forever. All five of you heroically tried to fix a City mistake over the last 50 years of not providing legal protection of the ECC open space, and I'm confident you have no intention of allowing another mistake now. Thank you.

Jerry Swadley

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Escondido, CA 92026  
(760) 294-8670 Home

(760) 703-9991 Cell  
Swadley1@cox.net

**From:** Jeffrey Epp  
**To:** [Mike Strong](#)  
**Cc:** [Jay Petrek](#); [Bill Martin](#)  
**Subject:** FW: ECC, what could have been?  
**Date:** Monday, July 24, 2017 4:09:28 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Jeffrey R. Epp  
City Manager  
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---

**From:** Jerry Swadley [mailto:[swadley1@cox.net](mailto:swadley1@cox.net)]

**Sent:** Friday, July 21, 2017 6:58 PM

**To:** Olga Diaz

**Cc:** Ed Gallo ; John Masson ; Michael Morasco ; Sam Abed ; Jeffrey Epp ; Kristin Blackson ; Betty Ferrell ; Jack Hall ; Katey Hoehn ; Kathie Taylor ; Mike Rousseau ; Mike Slater ; Pat Hunter ; Robert Crowe

**Subject:** ECC, what could have been?

Olga,

I miss our conversations from the Blue Mug a few years back before the Schlesinger wall came between us. Our political persuasions are opposite, but our conversations were informative, respectful, and affable. "The Villages" plan for the ECC community has me very concerned and I wanted to share some thoughts.

I've talked with one of the founders of ROCC and exchanged written messages with an outspoken member. They told me 392 homes were too many, BUT they are AFRAID of what Schlesinger will do if the City Council does not approve "The Villages" specific plan. Aren't we all? I know your misgivings about ECCHO, and I stepped down from the ECCHO Board a few years ago. Regardless, ROCC, ECCHO, you and I want what's best for our city and our neighborhood. Existing resident's position has moved from a golf course with no development to a 158-dwelling unit proposed development that meets the current R-1-7 zoning requirements. On the other hand, Schlesinger has moved from 600 dwelling units, he claims meets zoning requirements, but doesn't, to offering a plan for 272 in August 2013 that might. Then "The Lakes" and now "The Villages" are ~400-dwelling units requiring exceptions to the zoning he sued to protect. Who's moving toward compromise?

The ROCC members I've talked to, said NUWI concluded Schlesinger is impossible to deal with, and "The Villages" 392 dwelling unit specific plan is necessary to cover the demanded, inflated purchase price of the property and still make the developer a profit. So here we are!

I'm optimistic the City Council will not approve "The Villages". I'm pessimistic that disapproval will diminish Schlesinger's aggressive, tenacious approach to get an overcrowded, inflated profit development approved, even if he must wait 3, 30 or 300 years. (all that time, not preferred but livable, ECC and the city will remain in limbo) Therefore, because you may be the only one in Escondido who seemingly has reasonable conversations with Michael Schlesinger, **are you able and willing to address true compromise with him?** The residents need a minimum development to maintain, as much as possible, the history and intended use for the property in our neighborhood,

and Schlesinger has such a small investment in the property that he will make great ROI on any development between 158 and 272. Thank you,

Jerry Swadley

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(760) 703-9991 Cell

[Swadley1@cox.net](mailto:Swadley1@cox.net)

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: The Villages  
**Date:** Thursday, July 27, 2017 10:19:22 AM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

---

**From:** Jerry Swadley [swadley1@cox.net]  
**Sent:** Tuesday, July 25, 2017 11:44 AM  
**To:** Ed Gallo; John Masson; Michael Morasco; Olga Diaz; Sam Abed  
**Cc:** Jeffrey Epp; Kristin Blackson; Betty Ferrell; Jack Hall; Katey Hoehn; Kathie Taylor; Mike Rousseau; Mike Slater; Pat Hunter; Robert Crowe  
**Subject:** The Villages

City Councilmembers,

1. NUWI claimed they discovered concerning signs of transients, drug use and gang activity at the former ECC clubhouse. ECCHO contacted the Escondido Police Department and the Community Outreach Policing team and were told there was no homeless, drug or gang activity on the Escondido Country Club property but they had skateboarder issues at the abandoned swimming pool. Thank you, John Masson and Jeff Epp, for agreeing to look into it, but I have not found evidence to support NUWI's claim. The property is not maintained (gates knocked down and holes in the fence), no security (easy access to the property from any and every one), and it is abandoned (unwanted and unsightly clubhouse graffiti and discarded items and trash everywhere). But the Escondido Police Department and the Community Outreach Policing team opinion there is no homeless, drug or gang activity seems correct. Apparently, a scare tactic from NUWI.
2. Dollars and Cents: By best estimates, the ECC property owner bought the ECC loan in 2012 for approximately \$2.3M. After 4½ years, at \$100K (minimum) per lot sale price would equal \$39.2M from "The Villages" developer to buy the property. That is 1600% Return on Investment (ROI). A more reasonable development for 158 home equals \$15.8M minimum sale price for the property, or 687% ROI.
3. More Dollars and Cents: In 2004 I bought a 3 bedroom/2 bath house on David Drive, after looking in both ECC and Lake San Marcos (LSM). The price in either community was approximately \$500K. In 2007 (LDG bought both the ECC and LSM golf courses) the price for 3 bedroom/2 bath house at either ECC or LSM were nearly the same. After 5 years in the housing slump and neglect to both golf courses by LDG, the price for 3 bedroom/2 bath house was nearly the same at ECC and LSM. In 2013, the owner of ECC shut the ECC golf course down, while the owner of LSM golf course committed to improve it from a 2 to an 8 on a scale of 10. Today a 3 bedroom/2 bath house in LSM sells in the high \$700K's while the equivalent house in ECC still lists for \$500K. Previous Escondido City Council's failure to legally protect

the ECC open space has cost the existing home owners many “millions” of dollars in property value.

4. Regardless of how well thought out “The Villages” is and how much mitigation is identified in the EIR, it’s way too many houses and our existing ECC property values will never again catch up to LSM. Please do not put us at risk to lose even more of our ROI on our existing properties from an overcrowded new internalized development.
5. You are the elected leaders for the City of Escondido and the ECC community. Existing property values will recover more quickly with a reasonable, limited number of new development houses, while the ECC property owner and developer still have the opportunity to make extremely high ROI. Your responsibility and accountability are to your constituents and not to a Beverly Hills Land Speculator and his developer. Please do the right thing and vote NO on “The Villages”.

Thank you,

Jerry Swadley

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(760) 703-9991 Cell  
Swadley1@cox.net

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: The Villages  
**Date:** Thursday, July 27, 2017 10:57:42 AM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

---

**From:** Jerry Swadley [swadley1@cox.net]  
**Sent:** Thursday, July 27, 2017 6:13 AM  
**To:** Ed Gallo; John Masson; Michael Morasco; Olga Diaz; Sam Abed  
**Cc:** Jeffrey Epp; Kristin Blackson; Betty Ferrell; Jack Hall; Katey Hoehn; Kathie Taylor; Mike Rousseau; Mike Slater; Pat Hunter; Robert Crowe; Bill Martin; Mike Strong; Michael McGuinness  
**Subject:** The Villages

City Councilmembers,

I would like to thank each and every one of you once again for the sacrificial service you provide to our city and the ECC community. About the only guarantee you have in your political careers is that someone(s) will always disagree with you. Being motivated to provide guidance and leadership for your constituents through controversial issues is admirable and my comments are not disingenuous.

You might be wrestling with pros and cons for "The Villages" development plan on the ECC property while carefully examining the EIR, but let me remind ourselves that Michael Schlesinger filed a lawsuit to prevent the City from changing the R-1-7 zoning. His argument was, if the R-1-7 zoning can be changed, he would have never bought the property. The CA Superior Court agreed with him..

I am too pragmatic for legal and political nuances, but the City cannot approve "The Villages" specific development plan if it clearly does not meet R-1-7 zoning requirements. Using the same argument Michael Schlesinger used in CA Superior Court, all other existing ECC property owners bought their properties when the zoning was R-1-7, therefore, the City cannot change it.

If NUWI wants to buy the ECC property and seek approval to develop it, then any plan they submit to the City Planning Department must meet R-1-7 zoning requirements. Specific development plans like "The Villages" requesting changes and exceptions to R-1-7 zoning must not be approved.

Thank you,

Jerry Swadley

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



**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: First of 6 Significant Issues identified in the Environmental Impact Report for "The Villages" overcrowded Specific Plan  
**Date:** Thursday, July 27, 2017 8:50:26 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Jerry Swadley [swadley1@cox.net]  
**Sent:** Thursday, July 27, 2017 4:35 PM  
**To:** Ed Gallo; John Masson; Michael Morasco; Olga Diaz; Sam Abed  
**Cc:** Jeffrey Epp; Mike Strong; Michael McGuinness; Bill Martin; Kristin Blackson; Betty Ferrell; Jack Hall; Katey Hoehn; Kathie Taylor; Mike Rousseau; Mike Slater; Pat Hunter; Robert Crowe  
**Subject:** First of 6 Significant Issues identified in the Environmental Impact Report for "The Villages" overcrowded Specific Plan

**City Councilmembers:**

**The only reason to approve "The Villages" overcrowded Specific Plan for 392 dwelling units that changes and takes exceptions to current zoning, is to satisfy the avarice of the ECC property owner and developer, but increases the risk of poorer Air Quality for all Escondido city and ECC community residents.**

**Using information from the EIR and by limiting development to 158 dwelling units meeting R-1-7 zoning requirements, Air Quality could be improved over "The Villages" as identified below:**

**60% fewer houses is less Ozone. A strong-smelling, pale blue, reactive, toxic chemical gas consisting of three oxygen. Health problems are particularly acute in the sick, the elderly, and young children.**

**60% fewer houses is less Nitrogen Dioxide. A brownish, highly reactive gas that is present in all urban atmospheres. NO2 can irritate the lungs, cause bronchitis and pneumonia, and lower resistance to respiratory infections.**

**60% fewer houses is less Carbon Monoxide. A colorless, odorless gas formed by the incomplete combustion of hydrocarbon, or fossil fuels. CO exposure can include dizziness, fatigue, and impairment of central nervous system functions.**

**60% fewer houses is less Sulfur Dioxide. A colorless, pungent gas formed primarily from incomplete combustion of sulfur-containing fossil fuels. stringent controls placed on stationary source emissions of SO2 and limits on the sulfur content of fuels. SO2 is an irritant gas that attacks the throat and lungs and can cause acute respiratory symptoms and diminished ventilator function in children.**

**60% fewer houses is less Particulate Matter. Pollution consists of very small liquid and solid particles floating in the air, which can include smoke, soot, dust, salts, acids, and metals. These tiny particles can penetrate the human respiratory system's natural defenses and damage the**

respiratory tract. Can increase the number and severity of asthma attacks, cause or aggravate bronchitis and other lung diseases, and reduce the body's ability to fight infections. People with influenza, people with chronic respiratory and cardiovascular diseases, and the elderly may suffer worsening illness and premature death because of breathing particulate matter. People with bronchitis can expect aggravated symptoms from breathing in particulate matter. Children may experience a decline in lung function.

60% fewer houses is less Lead. Lead in the atmosphere occurs as particulate matter. A serious threat to human health includes gastrointestinal disturbances, anemia, kidney disease, and in severe cases, neuromuscular and neurological dysfunction. Of concern are low-level lead exposures during infancy and childhood. Such exposures are associated with decrements in neurobehavioral performance, including intelligence quotient performance, psychomotor performance, reaction time, and growth. Children are highly susceptible to the effects of lead. 60% fewer houses is less Volatile Organic Compounds. Hydrocarbons are organic gases that are formed from hydrogen and carbon and sometimes other elements. They can interfere with oxygen intake.

**60% fewer houses meeting current zoning requirements means significantly less impact to and mitigation for Air Quality.**

**Please vote NO on "The Villages"**

Jerry Swadley

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

**From:** Jerry Swadley  
**To:** [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Olga Diaz](#); [Sam Abed](#)  
**Cc:** [Jeffrey Epp](#); [Mike Strong](#); [Michael McGuinness](#); [Bill Martin](#); [Kristin Blackson](#); "Betty Ferrell"; "Jack Hall"; "Katey Hoehn"; "Kathie Taylor"; "Mike Rousseau"; "Mike Slater"; "Pat Hunter"; "Robert Crowe"  
**Subject:** Sixth of 6 Significant Issues identified in the Environmental Impact Report for "The Villages" overcrowded Specific Plan  
**Date:** Friday, July 28, 2017 1:24:29 PM

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**City Councilmembers:**

**The only reason to approve "The Villages" overcrowded Specific Plan for 392 dwelling units that changes and takes exceptions to current zoning, is to satisfy the avarice of the ECC property owner and developer, but increases transportation and traffic risk for all Escondido city and ECC community residents.**

**Using information from the EIR and by limiting development to 158 dwelling units meeting R-1-7 zoning requirements, 60% fewer vehicles would have less impact on traffic than "The Villages" as identified below:**

**Significance of Impacts Prior to Mitigation**

**"The Villages" would result in significant near-term direct and cumulative impacts and long-term cumulative impacts to the following traffic because potentially 1000 more vehicles in the following locations:**

**El Norte Parkway/Woodland Parkway (Escondido/San Marcos) is often a huge back up east onto El Norte**

**El Norte Parkway/Country Club Lane (Escondido) is often a huge back up north onto Country Club Lane**

**El Norte Parkway from Nutmeg Street/Nordahl Road to I-15 Ramps (Escondido)**

**Nutmeg Street from Country Club Lane to Via Alexandra (Escondido)**

**Impact TR-5 El Norte Parkway to I-15 Southbound On-Ramp (Caltrans)**

**El Norte Parkway/Nordahl Road Nutmeg Street (Escondido)**

**Bennett Avenue from El Norte Parkway to Toyon Glen (Escondido)**

**With significant long-term cumulative impacts to several of the above.**

**NOTE: Why were the intersections at Woodland/Barham/Hwy78/Rancheros Dr. (San Marcos/Caltrans) completely ignored in this EIR? With the addition of the DMV this has become a major bottleneck to traffic and San Marcos/Caltrans has to completely redesign the 78 underpass. I understand it's not in the city of Escondido, but potentially dumping another 1000 vehicles into our neighbor's problem doesn't seem very neighborly.**

**60% fewer houses meeting current zoning requirements means 60% fewer vehicles to lessen the aggravation of an already exasperating transportation and traffic problem for existing ECC residents.**

**Please vote NO on "The Villages"**

Jerry Swadley

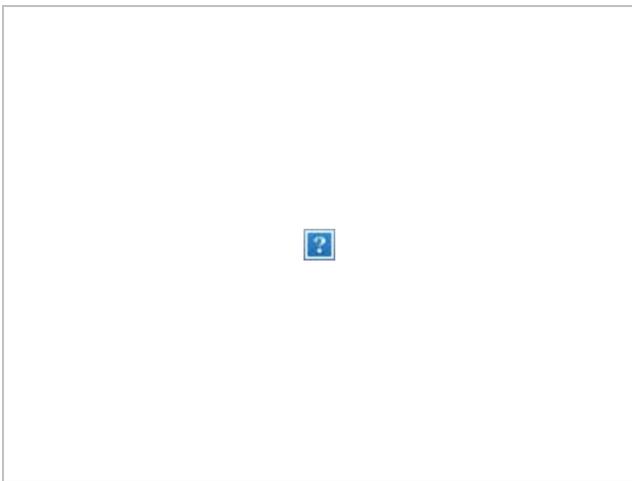
1959 David Drive  
Escondido, CA 92026  
(760) 294-8670 Home  
(760) 703-9991 Cell  
[Swadley1@cox.net](mailto:Swadley1@cox.net)

**From:** Jerry Swadley  
**To:** [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Olga Diaz](#); [Sam Abed](#)  
**Cc:** [Jeffrey Epp](#); [Mike Strong](#); [Michael McGuinness](#); [Bill Martin](#); [Kristin Blackson](#); ["Betty Ferrell"](#); ["Jack Hall"](#); ["Katey Hoehn"](#); ["Kathie Taylor"](#); ["Mike Rousseau"](#); ["Mike Slater"](#); ["Pat Hunter"](#); ["Robert Crowe"](#)  
**Subject:** "The Villages" overcrowded Specific Plan  
**Date:** Tuesday, August 8, 2017 11:35:13 AM  
**Attachments:** [image001.emz](#)  
[image004.png](#)  
[image006.jpg](#)  
[IMG\\_2378 \(004\).jpg](#)

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## City Councilmembers:

**The only reason to approve “The Villages” overcrowded Specific Plan for 392 dwelling units that changes and takes exceptions to current zoning, is to satisfy the avarice of the ECC property owner and developer.**



**In the picture above, “The Villages” proposed development is shown in brown. Majority of neighboring communities to “The Villages” are number 3 in yellow (7000 sq. ft. lots), number 9 in green (7000 sq. ft. lots), number 10 in light green (7000 sq. ft. lots), and number 12 in orange (7000 sq. ft. lots). For the original ECC developer to have higher density in areas numbered 1, 2, 4, 5, 6, 7, 8, and 11 he was required to provide the 109 acres of open space shown in brown. “The Villages” overcrowded Specific Plan takes away 60% of that open space for additional development, but is requesting the higher density of dwelling units allotted the original ECC developer.**

## **Please vote NO on “The Villages”**

**Fact #1 - In August 2013, the City Council voted 5-0 that the open space was never intended to be developed and changed the zoning**

**Fact #2 – In November 2014, 61% of Escondido voters rejected “The Lakes” overcrowded Specific Plan, very similar to “The Villages”**

**Fact #3 – In 2015 “one” ECC property owner got a ruling from a CA Superior judge that the City Council could not change the R-1-7 zoning**

**Fact #4 – That “one” ECC property owner told that CA Superior judge that he would never have bought his ECC property if the zoning could be changed**

**Fact #5 – 1200 other ECC property owners would never have bought their ECC property if the zoning can be changed for “The Villages” overcrowded Specific Plan**

**The City Council must protect our neighborhood’s future for the over 1200 ECC property owners, and mandate the “one” and his developer provide a plan that is 100% compliant to the existing R-1-7 zoning laws requiring residential, single family and minimum 7000 sq. ft. lots. Thank you,**

Jerry Swadley

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

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** Fw: "The Villages" overcrowded Specific Plan  
**Date:** Sunday, August 13, 2017 7:03:57 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Jerry Swadley <swadley1@cox.net>  
**Sent:** Thursday, August 10, 2017 4:22 PM  
**To:** Ed Gallo; John Masson; Michael Morasco; Olga Diaz; Sam Abed  
**Cc:** Jeffrey Epp; Mike Strong; Michael McGuinness; Bill Martin; Kristin Blackson; 'Betty Ferrell'; 'Jack Hall'; 'Katey Hoehn'; 'Kathie Taylor'; 'Mike Rousseau'; 'Mike Slater'; 'Pat Hunter'; 'Robert Crowe'  
**Subject:** "The Villages" overcrowded Specific Plan

**Sam, John, Olga, Ed and Mike:**

**I'm sure the City has Standard Operating Procedures for the Planning Department review of Specific Development Plans and Environmental Impact Reports. Furthermore, a process must exist for the City Council to review and vote on new development. However, the time City resources are spending on reviewing a development plan that does not meet current zoning requirements after a CA Superior Court judge ruled you cannot change the R-1-7 zoning is surprising. I also question the waste of taxpayer money being spent on these reviews.**

**The City Council unanimously and publicly stated that the ECC property was never intended to be developed. 61% of Escondido voters rejected "The Lakes" overcrowded Specific Plan which is very similar to "The Villages". The CA superior judge ruled the City must allow some development, but did not rule the city is required to review or accept plans that do not meet current zoning requirements. It is irresponsible for time and money to be wasted on any plan not meeting R-1-7.**

**Please vote NO on "The Villages" and stop letting a Beverly Hills land speculator put our city and our community through the emotional and financial stress of insisting his overstated property value is paramount while the other 99+% of ECC property owners are disregarded. Sam, John, Olga, Ed, and Mike; you are the advocates we elected to**

**defend us against the bullying and intimidation of big money. The next step to compromise is to review plans that meet current zoning requirements. One R-1-7 conforming alternative for 158 dwelling units was prepared by existing residents, stop spending time and money until NUWI submits one.**

**Thank you,**

Jerry Swadley

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

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Thursday, August 17, 2017 8:25:51 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** sftaba@gmail.com <sftaba@gmail.com>  
**Sent:** Tuesday, August 15, 2017 6:06 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Tuesday, August 15, 2017 at 13:06:54 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:  
traffic nightmare

Name: Seiko Taba  
Email: sftaba@gmail.com  
Address: 1002 Turtle Dove Ln., Escondido, CA 92026 .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: Message from ECCHO Member  
**Date:** Tuesday, July 18, 2017 8:56:50 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Taylor@res217.servconfig.com [Taylor@res217.servconfig.com]  
**Sent:** Tuesday, July 18, 2017 10:26 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Tuesday, July 18, 2017 at 17:26:20 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:  
City didn't back us. We backed you back then, now you will want us to back you. Do the right thing and don't approve anything.

Name: Greg  
Email: Taylor  
Address: 2435 N. Summit Circle Gln, Escondido, Ca 920#6 .

July 26, 2017

Escondido City Planning  
Attention: Kristin Blackson  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

Re: EIR Report comments regarding Escondido Country Club Development or The Villages by ROCC

Dear Ms. Blackson,

I am writing this in strong opposition to a specific part of this development within M-TR-4 Segment #15, the widening of Nutmeg between Via Alexandra and La Paloma Ave. I own my home at 1001 Turtle Dove Lane which is a small cul-de-sac in the middle of this stretch off Nutmeg Street. Widening this small section of the roadway will not improve the flow of traffic, and in fact would only allow for further violation of safe speed limits. The speed limit is now 25 MPH and this will not change.

Nutmeg Street is a 2-lane, undivided roadway. It is a Class-III bike route defined by ca.gov as **“a shared roadway that provides for shared use with pedestrians or motor vehicle traffic, typically on lower volume roadways.”** There is no municipal requirement to add a designated bike lane. Furthermore there are several class-II and class-III bike routes available within the immediate area. Nutmeg is, and should remain by design a “lower volume roadway”. These improvements are excessive and extremely harmful to homeowner safety, property rights and values. This entire development with its current density will completely overwhelm the area with traffic congestion. This is repeatedly confirmed in the EIR report.

By way of supporting material I am attaching several photos.

- 1) 1002 Turtle Dove Lane, faces Nutmeg Street, and currently **has** curb, gutter and sidewalk required at the time this home was built in 2003, I believe. The curb and gutter was extended at that time across the street to my corner at 1001 Turtle Dove Lane.
- 2) When I purchased my home in 2003 I consulted with the City of Escondido about the placement of my own fence and the possibility of future sidewalks and curbs. I was advised to replicate the setback used on 1002 and assume a possible future extension of that sidewalk across the street to my property where the curb and handicap cutout already exists. This clearly establishes the setback precedent.
- 3) The opposite side of the street is already complete with sidewalks, curbs and gutters.
- 4) Class III Bike Lane as defined by ca.gov.

I am greatly concerned at the developer's assumption and arrogance that there is an entitlement to encroach on private property bringing traffic to my doorstep, destroy my fencing, and a 50' pine tree and greatly reducing property values further for myself and my neighbors, who would loose extensive landscaping, and stucco walls previously permitted by the city. This area is not blighted in any way, but continues to suffer congestion and added traffic from development in the surrounding area. In December 2016 I refinanced my home and there was a stated deduction of value due to traffic on Nutmeg in the appraisal.

Nutmeg Street is a lower volume street by definition (25 MPH) and requires the slowing of traffic, which would not be accomplished at all with this plan. This highly residential neighborhood is clearly identified

in the EIR, even after suggested improvements at major intersections, as still having "significant direct impact" from this new development in its current density. Widening the road would only encourage traffic to accelerate through the neighborhood faster not slow it down.

I understand there is no stopping some kind of final development of the once lovely Escondido Country Club. I take great exception to the term "blighted" used to describe that area in the developers' promotional material. The current and previous owners are directly responsible for the current condition of this once beautiful neighborhood. While they claim 250 homeowners support their proposal that is a very small fraction of those in opposition.

This development company, simply for greater profits, should not be allowed to further devalue Nutmeg Street. Widening this small segment of an already overused "lower volume" roadway will not improve traffic flow. An effort should be made to slow traffic through this area. Most of us were hoping for something to slow the traffic, to mitigate traffic speeds (i.e.: speed bumps) and to do what we have heard for years from the city: to encourage and promote traffic to use other major surrounding roads and highways. It is my hope you will give serious consideration to denying this current density plan and suggestion to widen Nutmeg Street.

Thank you for this opportunity to respond.

Sincerely,



Drucilla Thiercof, 1001 Turtle Dove Lane, also the following neighbors:

Seiko Taba, 1002 Turtle Dove Lane

Kenneth Cox, 1002 Turtle Dove lane

Doug and Chris Malama, 2038 Nutmeg Street

Ignacio and Alejandro Gonzalez, 2034 Nutmeg Street

Roma Kreeger, 2021 Nutmeg Street

Existing curbs, gutters and sidewalks in designated area.



**1002 Turtle Dove Lane: curbs, sidewalk, landscaping and walls.**



**1001 Turtle Dove Lane existing curb and handicap cutout, fence, landscaping, 25MPH**





## CLASS III BIKE ROUTE

A Class III Bike Route is a signed shared roadway that provides for shared use with pedestrians or motor vehicle traffic, typically on lower volume roadways. There is nothing different about the roadway, only that it has signs posted identifying it as a bike route.

A local example of a Class III bike route is California Street in Eureka. Arcata's "Bicycle Boulevards" on 10th and I Streets are also considered Class III Bike Routes.

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**From:** Drucilla Thiercof  
**Subject:** Draft EIR  
**Date:** Saturday, August 5, 2017 4:43:45 PM

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August 5, 2017

Attention: Mayor Sam Abed, Council Members: John Masson, Olga Diaz, Ed Gallo, and Mike Morasco, Mike Strong and Kristen Blackson: City Planning Division

Re: Draft EIR

The current plan to build 392 dwellings on the ECC property will have a lasting and substantial negative effect to our community with increased traffic, poor air quality, green house gases, noise and congestion. Nutmeg Street was not designed for the kind of traffic volume this excessive development would bring. Nutmeg Street is full of pot holes and makeshift patches from existing traffic due to over-use from people living on the other side of the freeway making their way through ECC. Permanent damage was also done by the years of heavy construction trucks using this narrow street that was never built to handle the tonnage of those vehicles.

There are currently serious safety concerns for those who live on Nutmeg Street, and for those of us who need to merge onto Nutmeg Street. The traffic volume at peak hours is already very heavy, and all day long the 25 MPH speed limits are ignored as people race through the community endangering the residents, their children and animals living here. I can't even imagine the additional damage and safety concerns 392 additional dwellings would bring with multiple drivers.

ECC is a mostly single family residential neighborhood. This builder wants to impose a completely different aesthetic on the community. It will create years of noise, dirt, dust, unbearable traffic delays, and lower property values as a result of it becoming a nightmare place to live because getting in and out will be a mess. The road improvements proposed are based on a standard that does not reflect the demographics of our community and will still leave Nutmeg Street significantly impacted negatively. The whole community will live in stop and go traffic. ECC is comprised of a senior population and a newer culturally diverse mix of younger families that have moved into the area over the last 15-20 years because the neighborhood aesthetic was safe, open and highly desirable. Please find the right developer who will respect our community and work within the R-1-7 zoning.

Please help our community maintain it's open single family aesthetic. As our city representatives please do not allow this re-zoning and density to occur. Help us keep this unique area a jewel within our community as it always has been.

Thank you, and Sincerely,

Drucilla Thiercof

1001 Turtle Dove lane, Escondido, CA 92026



**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: R-1-7 Zoning per 2012 General Plan, Please do not change zoning on the ECC property.  
**Date:** Monday, August 7, 2017 10:00:04 AM

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**From:** Ed Gallo  
**Sent:** Sunday, August 6, 2017 12:50 PM  
**To:** Bernadette Bjork  
**Subject:** Fw: R-1-7 Zoning per 2012 General Plan, Please do not change zoning on the ECC property.  
Ed Gallo

---

**From:** Drucilla Thiercof <[dru7@mac.com](mailto:dru7@mac.com)>  
**Sent:** Saturday, August 5, 2017 4:49 PM  
**Subject:** R-1-7 Zoning per 2012 General Plan, Please do not change zoning on the ECC property.

August 5, 2017

To Escondido City Hall, Planning Division  
201 N. Broadway  
Escondido, CA 92025

Attention: Mayor Sam Abed and council members: John Masson, Olga Diaz, Ed Gallo, and Mike Morasco.

Re: R-1-7 Zoning per 2012 General Plan: I am against a zoning change.

Dear Mayor Abed and council members,

As a voter and homeowner living in the Escondido Country Club neighborhood I want to ask that you please **do not change** the zoning currently designated in the 2012 General plan of R-1-7 zoning for this area.

The developer knew when he purchased this property that the R-1-7 zoning existed. He would not have bought it for development if he didn't feel there was money to be made with current zoning. Allowing greater density would devastate our community and overwhelm its' resources. There is ample profit to be made building single-family homes as the ECC is currently zoned. This has always been a unique and desirable area to live, adding single-family housing built to the R-1-7 zoning will maintain current property values and add additional value to the city and surrounding area.

Thank you, Sincerely,

Drucilla Thiercof

1001 Turtle Dove Lane

Escondido, CA 92026

**From:** laura vitous  
**To:** [Sam Abed](#); [John Masson](#); [Olga Diaz](#); [Ed Gallo](#); [Michael Morasco](#); [Mike Strong](#); [Kristin Blackson](#)  
**Subject:** Draft EIR  
**Date:** Wednesday, August 9, 2017 7:15:30 PM

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We live on Firestone Drive and the traffic now is heavy and dangerous. Most do NOT obey the speed limit of 25 mph. I am constantly reminding my family to be alert even when simply getting the mail or crossing the street to see the neighbors. My husband and I need to know how the city plans to ensure the safety of my family with the major increase in traffic with the proposed 392 dwellings to be built on the ECC property. Another huge concern is the air quality as building commences. Not to mention the noise (construction and then the future increased traffic.) I am sure this development will take years to finish. We scouted out this neighborhood to buy a house in because of the open space and tranquility. Imagine our shock when 2 months later we were informed of the golf course being sold. We can deal with a small planned development, but 392 homes is unacceptable for the quality of our neighborhood.

Thank you in advance for considering our concerns,  
Mike and Laura

Subj: **R-1-7 Zoning per 2012 General Plan**  
Date: **8/5/2017 5:18:33 P.M. Pacific Standard Time**  
From: [Kkawac@aol.com](mailto:Kkawac@aol.com)  
To: [sabed@escondido.org](mailto:sabed@escondido.org)  
CC: [imasson@escondido.org](mailto:imasson@escondido.org), [odiaz@escondido.org](mailto:odiaz@escondido.org), [egallo@escondido.org](mailto:egallo@escondido.org), [mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Dear Mayor and Council Members:

I write again to inform you how this family that live near the Escondido Country Club view what the future might look like for us.

We have lived here for 47 years and have loved the beautiful area with the golf course. We realize that we cannot have the golf course again but please leave this area with some beauty and a place we can still live safely and comfortably with space between homes and space to walk.

This area would just be so crowded with too many houses too much traffic and too much noise and the bad air quality would be hard to endure if you approved 392 dwelling units.

Please consider the people of Escondido who voted against this change and who want to keep this part of Escondido a beautiful, happy, healthy, place to live for the young and the old. Please use the R-1-7 Zoning per 2012 General plan for the sake of this neighborhood and our city.

Thank you for reading this,  
Sylvia Wacknitz  
2148 Rockhoff Rd.  
Escondido, Ca. 92026  
[KKAWAC@aol.com](mailto:KKAWAC@aol.com)

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: Case Number SUB 16-0009  
**Date:** Tuesday, July 18, 2017 8:58:44 PM

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Kristin Blackson, Contract Planner

City of Escondido

kblackson@escondido.org

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**From:** Dan & Susan Wagner [dswagner52@att.net]  
**Sent:** Monday, July 17, 2017 12:00 AM  
**To:** Kristin Blackson  
**Subject:** Case Number SUB 16-0009

Dear Ms. Blackson:

After reviewing the EIR report I and others will continue to fight this project. The developer refuses to make any changes to his plans, to accommodate the environmental concerns, traffic concerns and congestion and it's effects on this neighborhood, schools, and parks. I have given up waiting and sold my country club home in fear of waiting any longer. We have waited far too long. There is so much hate in the community I doubt the neighborhood will ever recover. ROCC a new organization backed by the developer is blaming all the seniors in the community for the project taking so long. They constantly post snide remarks on their website directed at seniors still living there.

This is a sad situation but, I'm glad we've moved to Lawrence Welks. Much happier there.

Susan Wagner  
Former resident

**From:** mjjkxanr@fmmsyaizo.com  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Kristin Blackson](#)  
**Subject:** Message from ECCHO Member  
**Date:** Monday, July 31, 2017 6:41:35 AM

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ECCHO Member Message  
Monday, July 31, 2017 at 06:41:15 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

I came across your Send a Message to the City Council from ECCHO | Escondido Country Club & Community Homeowners Organization website and wanted to let you know that we have decided to open our POWERFUL and PRIVATE web traffic system to the public for a limited time! You can sign up for our targeted traffic network with a free trial as we make this offer available again. If you need targeted traffic that is interested in your subject matter or products start your free trial today: <http://stpicks.com/27> Unsubscribe here: <http://pcgroup.com.uy/2a>

Name: Ann Weaver  
Email: [mjjkxanr@fmmsyaizo.com](mailto:mjjkxanr@fmmsyaizo.com)  
Address: Ann Weaver, Ann Weaver, Ann Weaver Ann Weaver .

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** FW: Escondido Country Club property  
**Date:** Tuesday, July 18, 2017 8:57:39 PM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Gail Westwood [gawsd@cox.net]  
**Sent:** Tuesday, July 18, 2017 11:54 AM  
**To:** [abed@escondido.org](mailto:abed@escondido.org); Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Escondido Country Club property

TO WHOM IT MAY CONCERN:

We are property owners with a home located at 1602 W. Country Club Lane. These homes and others in the area have little to no backyard BECAUSE the City of Escondido approved smaller plot plans of the original builders of this community BECAUSE of the “open space” created by having the golf course at our backdoor. Now the City of Escondido is contemplating approval of plans allowing a development company to build 392 units in this same open space that would bring some of these units right up to our property line and further destroy the little beauty left in Escondido.

The above is our personal reaction but with a broader view into how allowing this project to go further would impact every single resident in the area, we further object. As you have already heard, the traffic on El Norte at 15 is already unbelievable at certain times of the day. The traffic on just the areas’ surface streets would be much impacted with the addition of these 392 residences, let alone the schools, water usage, etc.

You are a select group that represents citizens of Escondido and we respectfully request that you give heed to our objections. We realize that ultimately some changes will come about but our hope is that your decisions will be based on what’s best for the City of Escondido AND fairness to the residents of what use to be the jewel of our City.

Respectfully submitted,

Gail & LeRoy Westwood

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): Property formerly known as the Escondido Country C  
**Date:** Monday, July 17, 2017 2:21:21 PM

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FYI

**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Monday, July 17, 2017 1:30 PM  
**To:** Sam Abed <sabed@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; John Masson <jmasson@escondido.org>  
**Subject:** Contact Council (select recipient from drop-down list): Property formerly known as the Escondido Country C

David Whitehead  
[dewwhitehead@hotmail.com](mailto:dewwhitehead@hotmail.com)

Subject: Property formerly known as the Escondido Country Club

Dear City Administrator,

A semi-competent judge has decided that there shall be a development on the former Escondido Country Club (ECC) site. The judge also decreed that the developer take into account the desires of the city of Escondido and the surrounding community.

Because the development is inevitable, the city of Escondido set forth a list of goals that the developer should endeavor to meet. One of the city's goals is for housing diversity. Translated, this means a goal for multi-family housing, which is an invitation for high density housing. Largely, New Urban West (NUW) has met those goals. However, the density is just too high.

Incidentally, if one of the goals is diverse housing, where the hell are some half acre estate homes? Why does diversity always mean high density?

Evidently, the General Plan states the ECC area can be developed to the tune of 5.5 dwellings per acre. At the same time, the ECC area zoning states development shall be 7,000 sq. ft. lots minimum. Since the EIR states that the zoning must change for this project to happen, then zoning is the driver, not the General Plan.

NUW has ignored the existing R-1-7 zoning and is asking for a higher density zoning. Currently, their project proposes a maximum lot size of 45' x 95' equaling a square footage of 4,275. That is nowhere near 7,000 square feet. They should be made to pay homage to the R-1-7 zoning somewhere on the development.

The proposed 392 homes increases traffic greatly. We're looking at 1000 cars. The EIR essentially says that number is no big deal. It says, put in a couple of lights and some traffic calming roundabouts and leave the rest to CalTrans. This flies against common sense.

The EIR findings ignores getting on east bound El Norte Parkway from Nutmeg. Right now, half the time, it takes two light cycles when turning left onto El Norte Parkway from Nutmeg. I have personally sat through three. Some R-1-7 zoning will mitigate the traffic impact, at least, somewhat.

NUW won their suit to develop the ECC site to the tune of a R-1-7 zoning. Give them that for half their single family detached homes. It will mitigate the, roughly, 2000 daily car trips the new development will mean.

Additionally, the EIR indicated NUW should include a tennis court and a pickleball court. I didn't see either itemized on their latest proposed community park. Pickleball is a fast-growing recreational activity for seniors. Many seniors still live in ECC. And, NUW is proposing a significant amount of housing aimed at seniors. Let's give those seniors an activity beside sitting on a porch. Ask NUW to (at least) reinstate two pickleball courts (together, roughly half the size of a tennis court).

Thank you for your consideration,  
David Whitehead

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: Draft EIR for ECC  
**Date:** Thursday, July 27, 2017 10:55:11 AM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Molly [mollywhitehead@hotmail.com]  
**Sent:** Wednesday, July 26, 2017 8:52 PM  
**To:** Sam Abed; John Masson; Olga Diaz; Ed Gallo; Michael Morasco; Mike Strong; Kristin Blackson  
**Subject:** Draft EIR for ECC

Dear Mayor / City Councilperson / City Planner,

I am strongly opposed to the developer's plans for addressing the problems caused by the proposed high density housing.

The resulting traffic will be a nightmare for the neighborhood. Our streets were clearly not designed to accommodate up to 1000 more cars. The proposal for the on-ramp to I-15 is uncertain to be accomplished, and that ramp is already highly congested several hours per day. More traffic from a high density housing development would be disastrous.

You know that this neighborhood was NEVER designed to have a high density project. You know that it was a government error that is even allowing this to be possible. Current residents don't want to pay the price for your oversight.

In addition, traffic on our streets has already increased due to development north of Escondido, as we present the obvious detour to high traffic on I-15 south for those who want to get on highway 78. More density will make the traffic even worse, and more unsafe.

Nutmeg is certainly not capable of handling a big increase in volume, and it also presents problems at the El Norte intersection and at the shopping center.

What will happen to our neighborhood? The character will be destroyed forever. There's no going back if you approve this monstrosity, and particularly if you allow the property to be re-zoned. This charming gem of a neighborhood will be gone.

How you can even consider this is unfathomable. You know that the area was supposed to be open space, yet you are actually considering allowing even higher density than currently allowed by law.

If you approve the density of this development, you will be going against the express wishes of the residents of Escondido, who defeated Prop H by a 2 to 1 margin. We will not forget, or forgive.

Molly Whitehead  
2080 La Habra Street  
Escondido 902026

RECEIVED  
JUL 31 2017  
PLANNING DIVISION

TO MAYOR SAM ABED, JOHN  
MASON + EDGALLO

MY HOME IS OVERLOOKING ON  
THE GOLF COURSE (THAT IT IS  
NO LONGER A GOLF COURSE.

I KNOW THE PRESENT OWNER HAS  
PLANS FOR BUILDING MANY HOMES  
ON THE GOLF COURSE AREA

THE TRAFFIC ON COUNTRY CLUB  
DRIVE IS ALREADY FILLED WITH  
CARS DRIVING ON THAT STREET.

CONSTRUCTION WILL TAKE YEARS.  
THE NOISE + DUST WILL ELIMINATE OUR  
QUIET ENJOYMENT IN OUR HOMES.

I HOPE THE CITY PLANNING WILL  
UNDERSTAND.

Janet WIEGMAN  
1918 FIRESTONE DR.  
ESCONDIDO, CA. 92016

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:Kristin.Blackson)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Thursday, August 17, 2017 8:15:02 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** tigo5@sbcglobal.net <tigo5@sbcglobal.net>  
**Sent:** Thursday, August 17, 2017 2:28 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Thursday, August 17, 2017 at 09:28:28 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:

Destruction of nature and the decrease of quality of life. Crime will also increase because of the additional housing. Statistics show the more populated an area becomes crime will increase. We need our elected officials to stand with the majority of the community and fight for the preservation of this land and keep the community beautiful. Plain and simple, the proposed housing will decrease many of the homes property values.

Name: David Williams  
Email: tigo5@sbcglobal.net  
Address: 1733 W Country Club Ln, Escondido, CA 92026 .

**From:** John Masson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: DRAFT EIR for Country Club Area  
**Date:** Monday, July 31, 2017 4:51:12 PM

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FYI

John Masson  
Deputy Mayor/Council Member- District 2

City of Escondido  
201 North Broadway  
Escondido, CA 92025  
760.839.4638

[www.escondido.org](http://www.escondido.org)

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**From:** Chickeyrose@aol.com [mailto:Chickeyrose@aol.com]  
**Sent:** Sunday, July 30, 2017 7:45 PM  
**To:** John Masson <jmasson@escondido.org>; Ed Gallo <egallo@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Michael Morasco <Mmorasco@escondido.org>  
**Subject:** DRAFT EIR for Country Club Area

Dear City Council Members,

I am imploring you to give very careful consideration to the measures set forth in the Draft EIR for the Country Club property because we all know that it would be an awful decision that would so negatively affect this community (and Escondido as a whole) to allow this project to go forward as specified.

We all know that a project of 392 homes is far too dense for this piece of property, and we urge you to **stick to the R-1-7 zoning** (7,000 sq.ft. min. lot). We have compromised by giving up our desire for a golf course on this property, but some open space is crucial to any development of this parcel.

**New Urban West** met with us in our homes and listened to our desires, our fears, our frustrations, our reasons why we chose to buy in the Escondido Country Club, and our reasons why we couldn't allow Mr. Schlesinger to build a massive development as proposed on this site. We were assured that they would come up with a plan that would be great for the community and the City of Escondido. They totally disregarded our wishes and concerns and came up with a plan that couldn't be farther from what we wanted to maintain the overall character of our community. In plain language..... **they lied to us!**

**Traffic that will be generated from a project this size will bring gridlock to many**

**street intersections, as well as on/off ramps of the 78 & 15 Interstates** . The streets in the Country Club area are not designed to add hundreds (perhaps even thousands) of vehicles from new residents. **Commuters currently use our streets during peak hours of traffic in order to avoid the I-15 / 78 interchange creating a serious safety concern for our residents.** That is not to mention the **negative impact on air quality & pollution** that we have to endure on a daily basis. Most area residents are seniors who are more sensitive to reduced air quality and pollution and a development of this magnitude will cause health hazards for many. We are seniors ourselves, and my husband has asthma, COPD and Parkinsons Disease. I worry about his quality of life, and this project only compounds my concern.

**Aesthetically**, – The 2-story detached and attached dwellings on lots that average less than ½ of designated zoning is not compatible with the existing neighborhood and would negatively impact the aesthetics of the whole neighborhood. That would be like placing a garbage dump in the former open space. If we can't breath, we can't drive without getting caught up in traffic, and we can't sit out on our decks and look at the beauty of nature, then every reason we bought our home for, will be for nothing. I could have retired in Brooklyn where I was brought up instead of moving across the country for something better.

**Biological Resources** - This piece of land is a natural habitat for many animals, plants and birds. After a heavy rainfall, drive by and see the abundant wildlife that calls this piece of land their own. There will virtually be no open space left for them should this project be approved as specified.

**Noise** - Construction will take many years and noise pollution is just one more negative impact that will change the way we live. If we can't leave our windows open because of noise pollution and air pollution, then people will have to live indoors with their air conditioners on using huge amounts of electricity. This is unacceptable.

We may not have the financial resources of NUWI, but we have something else. We live in this community and WE VOTE! Mr. Schlesinger and New Urban West do NOT live in our community nor can they vote here, so their only stake in this project is to make money and then hit the road. We love this community and would like to remain here for the duration of our lives. Please do what is right for the Country Club area, and Escondido as a whole. Please reject this proposal as it stands for 392 dwellings.

Respectfully submitted,  
Rosemarie & Robert Woldin  
1471 Vaquero Glen, Escondido, 92026

**From:** Christine Wolf  
**To:** [Sam Abed](#); [John Masson](#); [Olga Diaz](#); [Ed Gallo](#); [Michael Morasco](#); [Mike Strong](#); [Kristin Blackson](#)  
**Subject:** DRAFT EIR  
**Date:** Sunday, July 30, 2017 9:14:55 AM

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We strongly object to building 392 dwellings on the Escondido Country Club property (ECC). Why would the 2017 Escondido City Council direct something that would go against what the Escondido City Council declared in August 2013, that the 110 acres of land is dedicated open space???

As a resident of Escondido on the North Side of the 78 / 15 Corridor, we see the traffic everyday. The morning commute continues to get worse. Our streets were not designed to add hundreds and hundreds, more vehicles from new residents. Not only would the proposed traffic increase require expansions on the already traffic-burdened El Norte/I-15 southbound on ramp, the developer is unsure a construction project would be allowed. We already see commuters cutting through our streets in order to avoid the I-15 / 78 interchange. This is a serious safety concern especially when school is in session. The rush hour traffic between El Norte Parkway and Via Rancho Parkway is atrocious and looks like LA traffic Monday thru Friday already. Accidents are the norm and those create even more commuters cutting through streets in an attempt to go around the gridlock.

The proposed 2-story dwellings on lots averaging less that 1/2 of designated zoning is not compatible. Cramming people into communities does not make sense to our community, nor is it appealing. These tightly packed 2-story homes would create a 'wall' to replace the former open space, blocking the breeze, and eliminating the once lovely views. The country club area is home to man senior citizens who enjoy the 25 MPH streets, quiet neighborhood, and clean air. Construction would take years and ruin all this for them.

There are plenty of other homes under construction already on the North just East of ECC now. Our traffic, noise, air quality, is already increasing.

Let's keep our city from being overcrowded, keep in beautiful, and keep it GREEN and uphold the declaration of the 2013 Escondido City Council.

Mark and Christine Wolf  
1850 Centennial Way  
Escondido, CA  
[wolfcm2000@gmail.com](mailto:wolfcm2000@gmail.com)

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** Fw: The Villages EIR  
**Date:** Friday, August 18, 2017 7:53:09 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Drew Wonacott <dtwonacott@dslextre.me.com>  
**Sent:** Friday, August 18, 2017 11:58 AM  
**To:** Kristin Blackson  
**Subject:** The Villages EIR

I am writing in strong opposition to the Villages proposal draft EIR. 328 units are on 35 foot and 45 foot wide lots with 5 foot side yard setbacks and all two story. 78 units with no setbacks that are attached units in 4 and 6 unit settings.

In 2014, the voters of Escondido voted 61% to defeat Prop H. The Villages proposal does not fit the plan for the community.

Drew Wonacott  
1744 W. County Club Lane  
Escondido, CA 92026

**From:** Mike Strong  
**To:** ["James Wood"](#)  
**Cc:** [Blackson, Kristin](#); [Bill Martin](#)  
**Subject:** RE: City of Escondido - The Villages (Escondido Country Club) E-newsletter No. 4  
**Date:** Tuesday, July 11, 2017 12:45:42 PM

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I apologize for the inconvenience. You have been removed from the e-newsletter service at your request.

Best.

Mike Strong  
Assistant Planning Director  
City of Escondido

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**From:** James Wood [mailto:revelation217@cox.net]  
**Sent:** Tuesday, July 11, 2017 8:08 AM  
**To:** Mike Strong <mstrong@escondido.org>  
**Cc:** Blackson, Kristin <Kristin.Blackson@mbakerintl.com>; Bill Martin <bmartin@escondido.org>  
**Subject:** Re: City of Escondido - The Villages (Escondido Country Club) E-newsletter No. 4

Hey jackass roll this up and shove it!! Your scam won't work!! dont send any more of your crap not buying it!!

Sent from my iPhone

On Jun 27, 2017, at 9:28 PM, Mike Strong <[mstrong@escondido.org](mailto:mstrong@escondido.org)> wrote:

Good evening residents and interested parties (bcc),

Please see the attached June 2017 e-newsletter for the Villages - Escondido Country Club Project proposal. It was prepared by the Planning Division to keep you up to date on the review of an application to develop the former golf course and country clubhouse.

Visit the City's Project website at <https://www.escondido.org/ecc.aspx> for more information about the Project and/or the planning process.

*This City-sponsored email provides an informational service only. Your email will not be used for any other purpose in accordance with the CAN-SPAM Act. If you do not wish to receive these e-newsletters in the future, please reply to this email to indicate as such.*

<VillagesECC-June2017Newsletter(4).pdf>

July 1, 2017  
To Whom it may Concern,

This letter is written to protest the extreme number of, and squarefootage of, the homes being considered to be built on the property formerly known as the Escondido Golf Course, or Country Club Lane and nearby streets.

The size of these 2 story massive homes do not fit with the entire neighborhood we have had over the past many decades that would be surrounding these homes.

These large homes and the high cost of purchasing and maintaining them would be an incentive for "extended family" use. This would mean a larger number of people living in each dwelling which means more cars, traffic, noise, crime etc etc.

We want to maintain our single family, single level size homes neighborhood even though we have been deprived of our golf

Course.

The vast majority of people in the neighborhood are seniors and we would like to spend our final years with the peace and relative quiet we have enjoyed building with our neighbors

Please don't let us down.  
Thank you for your help.  
sincerely

Mr. Mrs. Ron Yett ( )  
1370 Miraflores Glen  
Escondido Ca 92026  
Phone 760 739 8187

**From:** Kristin Blackson  
**To:** [Kristin Blackson](mailto:kblackson@escondido.org)  
**Subject:** Fw: Message from ECCHO Member  
**Date:** Thursday, August 17, 2017 8:26:15 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** tyoung1461@gmail.com <tyoung1461@gmail.com>  
**Sent:** Tuesday, August 15, 2017 4:45 AM  
**To:** Sam Abed; Olga Diaz; Ed Gallo; John Masson; Michael Morasco; Kristin Blackson  
**Subject:** Message from ECCHO Member

ECCHO Member Message  
Tuesday, August 15, 2017 at 11:45:03 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:  
Allowing a wealthy bully to come in rob this neighborhood of it's identity for his own personal gain.

Name: Tim Young  
Email: tyoung1461@gmail.com  
Address: , , .

**From:** sbzinsd@aol.com  
**To:** [Sam Abed](#); [Olga Diaz](#); [Ed Gallo](#); [John Masson](#); [Michael Morasco](#); [Kristin Blackson](#)  
**Subject:** Message from ECCHO Member  
**Date:** Wednesday, August 2, 2017 7:18:48 AM

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ECCHO Member Message  
Monday, July 31, 2017 at 12:56:34 (PDT)

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I am a resident of the Escondido Country Club neighborhood and I AM AGAINST the proposed development of 392 dwelling units on the ECC property. The high density of two storied houses crammed onto tiny lots is offensive to me. The increase in traffic and noise will be intolerable. Our side streets will become even busier alternate routes for commuters avoiding the I-15 / 78 interchange. I am concerned about the air quality as well as demand on public services. The promise of public use of open space is not believable because the new residents will control the HOA– why would they choose to pay for the public’s use and wear and tear?

However, mostly my biggest objections is:  
Density, there is no infrastructure support for 392 homes and 1200 people. There is no fire, police, emt, or other essential services. There is but one store, no gas stations and very little retail business in the area. What are the plans to support the essential services of all the additional people?

Name: Steve Zimmerman  
Email: sbzinsd@aol.com  
Address: 1925 Firestone Dr, Escondido, CA 92026 .

*General Support Letters*



**From:** Michael Morasco  
**To:** [Bernadette Bjork](mailto:Bernadette.Bjork)  
**Subject:** FW: Please support the Villages project  
**Date:** Wednesday, July 26, 2017 4:11:05 PM  
**Attachments:** [image001.jpg](#)

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**From:** Teri Argabright [mailto:teri@argabright.net]  
**Sent:** Friday, June 09, 2017 6:45 AM  
**To:** Michael Morasco <Mmorasco@escondido.org>  
**Subject:** Please support the Villages project

Dear Council,

We bought our home in the Escondido Country Club area 4 years, 4 months ago. While we were in escrow, the golf course was beautiful to look at - one of the reasons we made our purchase. We certainly had no inkling of the drama to come. One month after we moved in, the course was taken over by a new owner and it has been a sad sight ever since. We did not purchase our home anticipating the view of a chain link fence surrounded by overgrown weeds and dying trees every time we drive or walk through our neighborhood. Watching the decay of the area has been heart-breaking and the focus of too much anguish for our community. Because of this history, we are very much in support of the redevelopment plan proposed by New Urban West, currently in front of you for consideration.

We understand that the number of homes offered by this plan is a source of contention by some in our community. We also understand that the number of homes is being driven by the non-negotiable asking price that the owner is requiring for the property. Within those constraints, the NUW plan is thoughtful, well-conceived, and based on solid input from many of us who live here. We are very much looking forward to this plan coming to fruition, making our community a beautiful place again, thriving with a new energy and atmosphere. We hope you will support the proposal put forth by New Urban West. Thank you for taking time to read this letter.

Thanks,  
Teri Argabright  
1713 Larkhaven Glen  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Support Our Vibrant Economy  
**Date:** Thursday, July 20, 2017 4:26:51 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:19 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Support Our Vibrant Economy  
**From:** Amy Arnold [<mailto:amyshops42@gmail.com>]  
**Sent:** Tuesday, July 18, 2017 10:15 AM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Support Our Vibrant Economy  
Mayor and Council Members,

Our quality of life here in Escondido depends on creating a vibrant local economy. The Villages plan for the abandoned Escondido Country Club will bring in millions of dollars to fund important city services and create hundreds of new jobs at no cost to taxpayers. Better yet, the plan creates miles of new trails and open space for all to enjoy. Please support The Villages and help our local economy thrive.

Sincerely,  
Amy Arnold  
1845 N Broadway  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: I support the Villages redevelopment plan for country club  
**Date:** Wednesday, July 26, 2017 3:53:17 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Will Askew [mailto:willaskew@cox.net]  
**Sent:** Friday, July 07, 2017 12:52 PM  
**To:** Michael Morasco  
**Subject:** I support the Villages redevelopment plan for country club  
Dear Council,

Some of my reasons for support:

- \* Permanently preserve 44% of the property as open space
- \* Create 4 miles of public trails
- \* Build three new community parks at no cost to taxpayers or existing residents
- \* Construct a \$10 million clubhouse facility with pool, gym, restaurant, bar and events lawn
- \* Eliminate the blight and demolish the decaying clubhouse that has become a hotspot for transients, drug use and vandalism
- \* Restore the pride of this neighborhood and allow property values to recover

It's time to move forward and fix this! 4 years of inaction is too long!

Regards,  
Will Askew  
2550 Douglaston Glen  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](mailto:Bernadette.Bjork)  
**Subject:** Fwd: Approve the Villages plan  
**Date:** Friday, August 18, 2017 7:19:05 AM

---

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Will Askew <[willaskew@cox.net](mailto:willaskew@cox.net)>  
**Date:** August 18, 2017 at 7:04:53 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Approve the Villages plan  
**Reply-To:** [willaskew@cox.net](mailto:willaskew@cox.net)

Honorable Council Members,

I urge you to approve the Villages plan for the old Escondido Country Club. We need to restore the pride in our area and shed the blighted buildings and chain link fence. As a neighbor, it is simply unacceptable to me that after four years we have seen no progress in cleaning up our neighborhood. The plan on the table was crafted with the input of hundreds of local residents and is designed to deliver great amenities – new parks, trails and open space. Better yet, it costs nothing to taxpayers and existing residents while generating millions in revenues. This plan is the right one for Escondido and our community. Do the right things here and don't be intimidated by a small number of residents who are holding our community hostage because they want the golf course to return. We live in a drought zone. Thank you for your consideration of my views.

Kind regards,  
Will Askew  
2550 Douglaston Glen  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Please vote YES to redevelop the old country club  
**Date:** Friday, August 18, 2017 6:36:05 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Mitchell Bailey <[MB@trustmevodka.com](mailto:MB@trustmevodka.com)>  
**Date:** August 17, 2017 at 11:07:40 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Please vote YES to redevelop the old country club  
**Reply-To:** [MB@trustmevodka.com](mailto:MB@trustmevodka.com)

Dear Council Members,

I am an Escondido Country Club resident and I would like to express my support for the plan to redevelop the former Escondido Country Club property. The Villages plan will create walking/running trails and community amenities like a pool, gym, and tennis courts. The plan also proposes a new restaurant and bar. These are welcome additions that will help revitalize this abandoned neighborhood while raising property values and supporting a healthy economy in the process. Please consider approving this plan to improve the quality of life for nearby residents.

Sincerely,  
Mitchell Bailey  
1541 W Country Club Ln  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: The Villages redevelopment plan  
**Date:** Thursday, July 20, 2017 4:26:21 PM  
**Attachments:** [image001.jpg](#)

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*Mike Morasco just sent me a bunch that came to his personal email.*

*More to come!*

---

**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:18 PM  
**To:** Bernadette Bjork  
**Subject:** FW: The Villages redevelopment plan  
**From:** Tracee Bailey [<mailto:tbailey@plum.com>]  
**Sent:** Tuesday, July 18, 2017 2:10 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** The Villages redevelopment plan

Dear City Council,

The Villages plan is the right choice for Escondido. I urge the City Council to approve it ASAP. This project is perfect for our neighborhood because it is not going to over-develop the old Country Club. The plan proposes to set aside 40% of the property as permanent open space. That includes a 32-acre greenbelt, landscaped with native, drought-tolerant plant species. In addition, the project is 35 percent less dense than what is currently allowed by the City. The privacy buffers between existing and new homes will be scenic and provide ample space. Please support the Villages plan and help bring a responsible development to Escondido, and improve the quality of life for Country Club residents.

Best regards,  
Tracee Bailey  
1541 W Country Club Ln  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Villages  
**Date:** Friday, August 18, 2017 6:31:57 AM

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Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** David Bainer <[davidbainer@gmail.com](mailto:davidbainer@gmail.com)>  
**Date:** August 17, 2017 at 5:01:01 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Villages  
**Reply-To:** [davidbainer@gmail.com](mailto:davidbainer@gmail.com)

Mayor & City Councilors,

After four years of inaction and fighting about the abandoned Escondido Country Club, it is time to move forward! We need to see positive change and progress in our neighborhood and our City. This plan helps support a vibrant local economy and provides a lot of amenities for everyone to enjoy – all at no expense to us existing residents or taxpayers. The City has done a great job evaluating all of the possible impacts from this project and that's why the developer is providing \$4 million dollars in traffic improvements. The issues have been studied comprehensively and addressed. It is time to move forward and clean up our neighborhood. Please support the Villages and help our area.

All the best,  
David Bainer  
1454 Via Rancho Pkwy  
Escondido, CA 92029



**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Regarding the old country club property  
**Date:** Wednesday, July 26, 2017 4:08:22 PM  
**Attachments:** [~WRD200.jpg](#)  
[image001.jpg](#)

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**From:** George Beitner [mailto:[gbeitner@allstarsignsinc.com](mailto:gbeitner@allstarsignsinc.com)]  
**Sent:** Tuesday, June 13, 2017 2:07 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Re: Regarding the old country club property

Anytime.. onward.

George Beitner  
All Star Signs Inc.  
1924 W. Mission Rd. #A  
Escondido, Ca. 92029  
Ca Lic 774217 C-45  
O: 760-746-6555  
F: 760-746-6592  
C: 760-815-4660  
[www.allstarsignsinc.com](http://www.allstarsignsinc.com)  
Check out our Daily BLOG

On 6/13/2017 2:00 PM, Michael Morasco wrote:

Thank you.

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

On Jun 13, 2017, at 1:47 PM, Geroge Beitner <[gbeitner@allstarsignsinc.com](mailto:gbeitner@allstarsignsinc.com)> wrote:

To Whom it may concern,

As a small business owner in Escondido for the past 20 years, I have seen some good positive changes and some that were questionable. I had been involved with numerous Golf Tournaments at the Escondido Golf course and also used the banquet rooms numerous times for various events over the years. This location was getting old and tired. Once I heard of the plans to utilize the property for homes and open spaces, I was very interested.

The Villages Plan by New Urban West is a great idea for Escondido. Not only would it bring new high-quality homes to the abandoned old golf course, but it would preserve much of the property as open space – a benefit I'm sure we can all get behind. I support The Villages plan, and hope you do too!

I think this is a good positive change for Escondido.

Sincerely,  
Geroge Beitner  
1924 W Mission Rd  
Escondido, CA 92029 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Escondido Country Club  
**Date:** Wednesday, July 26, 2017 4:05:27 PM  
**Attachments:** [image001.jpg](#)

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**From:** Robyn Betts [mailto:rblivingtree@gmail.com]  
**Sent:** Thursday, June 15, 2017 4:26 PM  
**To:** Michael Morasco  
**Subject:** Escondido Country Club  
To the Escondido City Council Members:

My husband and I live near the Escondido Country Club in the Sunset Heights community and have recently heard about the newest plan that is being discussed between the current developer and the Country Club residences. The Villages/New Urban West that are to be built plus their amenities – a pool, restaurant, parks, and trails sound like a wonderful compromise. We are very pleased to hear that 40% of the property will be dedicated to open space and that the open spaces will be accessible to all existing residence.

We are in favor of this specific plan that has been presented. Please be sure any approval is contingent on the developer following what they have promised included new and improved traffic patterns on Nutmeg to El Norte and the 50 to 100 foot green belt. We feel this is especially important for those who own houses that sit along the edge of the golf course.

Sincerely,  
Robyn Betts  
1187 Sunset Heights Rd  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Support The Villages project  
**Date:** Wednesday, July 26, 2017 4:02:47 PM  
**Attachments:** [image001.jpg](#)

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**From:** Kathleen borja [mailto:kborja@me.com]  
**Sent:** Tuesday, June 20, 2017 4:18 PM  
**To:** Michael Morasco  
**Subject:** Support The Villages project  
Escondido City Council,

I'm writing to share my strong support for The Villages plan. As a resident who has witnessed the property fall into total disrepair, this would be a great idea to help restore our community. Please help us get this plan built!

Best regards,  
Kathleen borja  
1179 N Escondido Blvd  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Vote yes on the Villages  
**Date:** Friday, August 18, 2017 6:34:36 AM

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Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Romany Bowers <[tomanyb@cox.net](mailto:tomanyb@cox.net)>  
**Date:** August 17, 2017 at 1:54:29 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Vote yes on the Villages  
**Reply-To:** [tomanyb@cox.net](mailto:tomanyb@cox.net)

Honorable Council Members,

I am a local resident and I have become increasingly concerned with what is going on at the old ECC property. I am worried that denial of this plan will set a dangerous precedent for our City. Please think about the kind of message this will send to the citizens. We have a compromise plan on the table that preserves nearly half of the property as open space, builds a brand new \$10 million clubhouse, funds and maintains three new public parks and provides access to a restaurant, pool and gym. And we want to deny this in favor of a blighted, vandalized, abandoned nuisance? In favor of a chain link fence? I am seriously worried that if this thoughtful plan is denied, what comes next? What reputable company is going to want to invest millions in time and money to do something here? I urge you to think about the next year, two years, five years. A denial could have significant long term effects for this whole City. It is clear that reasonable minds cannot help but conclude we need to approve the Villages and move on. I hope you vote yes.

Regards,  
Romany Bowers  
1280 Siggson Ave  
Escondido, CA 92027

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Approve the Villages  
**Date:** Friday, August 18, 2017 6:30:59 AM

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Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Carolyn Brenner <[cbrenner1948@gmail.com](mailto:cbrenner1948@gmail.com)>  
**Date:** August 17, 2017 at 7:39:21 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Approve the Villages  
**Reply-To:** [cbrenner1948@gmail.com](mailto:cbrenner1948@gmail.com)

Dear Mayor and City Council,

It is time that reasonable people prevail in the discussion about the future of the blighted Escondido Country Club. We have a plan before you that will end the blight, restore the social amenities of the former club, raise property values and provide millions for schools and city services. At no cost to the neighbors or taxpayers. All of the concerns raised by opponents have been fully addressed by the huge city environmental report. The developer is spending millions to improve our roadways. This is a good deal for our City and you should approve it without further delays. Thank you for considering my opinion.

All the best,  
Carolyn Brenner  
1826 Burlington Pl  
Escondido, CA 92026

**From:** Kristin Blackson  
**To:** [Jonathan Frankel](#)  
**Cc:** [Mike Strong](#)  
**Subject:** FW: The Villages project  
**Date:** Wednesday, July 05, 2017 6:20:24 AM

---

Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Dorje Browning [dorjebrowning@gmail.com]  
**Sent:** Wednesday, June 28, 2017 3:26 PM  
**To:** Kristin Blackson  
**Subject:** The Villages project

Hello, Kristin Blackson,

I am a resident of the Escondido Country Club area where The Villages project is being planned.

I would like to let you know I strongly support The Villages plan but would like to see less homes built if possible.

I hope we can move forward on this plan for our community asap.

Thank you,

Athena Browning

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: I Support The Villages Plan  
**Date:** Friday, August 18, 2017 2:38:25 PM

---

**From:** Michael Morasco  
**Sent:** Friday, August 18, 2017 1:56 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: I Support The Villages Plan  
From one BB to another...

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Brenda Buck <[brendabuck55@gmail.com](mailto:brendabuck55@gmail.com)>  
**Date:** August 18, 2017 at 8:08:14 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** **I Support The Villages Plan**  
**Reply-To:** [brendabuck55@gmail.com](mailto:brendabuck55@gmail.com)

Mayor and City Council,

I wish to express my support for the Villages plan. Four years of inaction has led to a worsening situation at the abandoned clubhouse and we need a positive change to restore our property values and pride in our community. I am tired of hearing about issues that were resolved in the huge environmental report – traffic is going to be addressed with \$4 million in improvements. It is time we move forward. I hope we can count on your support for the Villages.

Thank you,  
Brenda Buck  
1815 N Broadway  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Golf course and country club redevelopment  
**Date:** Wednesday, July 26, 2017 4:07:52 PM  
**Attachments:** [image001.jpg](#)

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**From:** Sheila Busch [mailto:sbusch24@cox.net]  
**Sent:** Tuesday, June 13, 2017 6:40 PM  
**To:** Michael Morasco  
**Subject:** Golf course and country club redevelopment  
Dear Council,

I am writing the council today to express my support for The Villages plan by New Urban West for the redevelopment of the old country club property. I am looking forward to using the amenities the development will bring in addition to the rise in property values for my neighborhood. Please support this project so we can all finally move on!

Best Regards,  
Sheila Busch  
1806 Foothill View Pl  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: The Villages Plan  
**Date:** Wednesday, July 26, 2017 4:05:59 PM  
**Attachments:** [image001.jpg](#)

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**From:** Patricia Cannon [mailto:lpdm4@cox.net]  
**Sent:** Wednesday, June 14, 2017 3:17 PM  
**To:** Michael Morasco  
**Subject:** The Villages Plan  
Hello Mayor and Members of the City Council-

Please support The Villages plan to end the blight in our neighborhood. It is unfortunate that children have to grow up alongside an abandoned and broken down building.

The Villages plan gives us the opportunity to change that. This is why I am in support of The Villages plan, because it will help revitalize our neighborhood. I hope you support it too.

Warm regards,  
Patricia Cannon  
2178 View Crest Glen  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club Mess  
**Date:** Thursday, July 20, 2017 4:26:05 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:18 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Escondido Country Club Mess  
**From:** Diane Carrillo [<mailto:dcarrillopt@gmail.com>]  
**Sent:** Tuesday, July 18, 2017 1:32 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Escondido Country Club Mess  
Escondido City Councilmembers,

I am writing to ask that you help stop the crime that has manifested at the old Clubhouse at the Escondido Country Club. New Urban West has proposed a plan that will help make the neighborhood safer and improve the quality of life for residents.

Please support this plan today.

Thank you.  
Diane Carrillo  
1764 Arroyo Glen  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Please make The Villages a reality!  
**Date:** Wednesday, July 26, 2017 3:51:15 PM  
**Attachments:** [image001.jpg](#)

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**From:** Sid colquitt [mailto:colquitt@cox.net]  
**Sent:** Tuesday, July 11, 2017 4:30 PM  
**To:** Michael Morasco  
**Subject:** Please make The Villages a reality!  
Dear Councilmembers of Escondido-

Ever since the Country Club closed, our community has faced ongoing criminal activity at the abandoned site. The Villages plan would replace the exiting clubhouse, which has become a hotbed for crime, with amazing new parks, amenities and dining for the entire community to enjoy.

Please support this plan to help our community flourish!

Thank you,  
Sid colquitt

Escondido, CA 92026 |

**From:** noreply@www.escondido.org  
**To:** [Bill Martin](#); [Mike Strong](#)  
**Subject:** Contact Executive Staff - Planning:  
**Date:** Friday, July 21, 2017 10:37:41 AM

---

Sid Colquitt  
colquitt@cox.net

Via Verde Estates at 1825 North Nutmeg is a 109 home Common Interest development for seniors 55 and over. The average age of residents is close to 75 including several in their 90's and a some at 100 or close thereto. Most of our homeowners would likely support ROCC and the proposed "Villages" development if for no other reason than to permanently clean up the current mess at the former country club.

Our concerns focus on possible negative impacts of increased traffic. Most of us have received an ROCC newsletter about the required EIR and describing a variety of road improvements. We need to know more about the proposed new on-ramp at southbound I 15 at El Norte Parkway as well as an extra left turn lane at El Norte & Nutmeg. How is widening of Nutmeg to be accomplished, what are "roundabouts" and where would they be installed? Same for the new "smart" traffic signals.

Have any of your members, city planners or the developer visited our site to evaluate the impacts of these proposed changes upon our resident's ability to safely enter or exit the entrances to Via Verde? We are located directly across Nutmeg from the city's fire station No, 3 and would be supportive of a traffic signal at or near our entrance. Please send us a copy of the proposed improvements to Nutmeg.

Sid Colquitt  
1825 Lodi Glen  
Escondido 92026  
760.747.0941

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_10\_5)  
AppleWebKit/603.3.8 (KHTML, like Gecko) Version/10.1.2 Safari/603.3.8  
REMOTE\_HOST: 68.111.175.158  
REMOTE\_ADDR: 68.111.175.158  
LOCAL\_ADDR: 10.255.2.55

**From:** Sidney Colquitt  
**To:** [Kristin Blackson](#)  
**Subject:** Comments to New Urban West EIR  
**Date:** Monday, July 31, 2017 10:23:24 AM

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Via Verde Estates at 1825 North Nutmeg (across from Fire station No.3) is a 109 home Common Interest development for seniors 55 and over. The average age of residents is close to 75 including several in their 90's and a few nearing 100. Our concerns with the New Urban West plan to redevelop the former Escondido Country Club property focuses on possible negative impacts of increased traffic on North Nutmeg and the ability of our senior citizen residents to safely enter and exit our residential development.

Proposed mitigating road improvements appear to include a new on-ramp at southbound I 15 at El Norte Parkway as well as an extra left turn lane at El Norte & Nutmeg, "roundabouts" and a new "smart" traffic signal. None of these will reduce traffic on Nutmeg.

Currently vehicle stack-up at Nutmeg & El Norte waiting for the signal to change often extends Northerly past the entrance to the Von's shopping center. An additional left turn lane at El Norte might improve congestion temporarily, but would not seem a long term solution including future increases in traffic.

Vehicles currently drive at 50/60 mph on Nutmeg and reducing traffic speed on Nutmeg could be furthered by placing a signal at Nutmeg & Yuma Glen (the entrance to Via Verde). This would also make it possible for our retirees to walk safely to the shopping center, a feat that, for practical purposes, cannot be accomplished today.

Wouldn't installing an interchange at Country Club & I 15 do a better job of relieving traffic congestion on Nutmeg?

Have planners or the developer visited our site to evaluate the impacts of proposed changes upon our resident's ability to safely enter or exit the entrances to Via Verde? We need a traffic signal at or near our entrance.

Sid Colquitt  
1825 Lodi Glen  
Escondido 92026  
760.747.0941

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: End the mess at the old ECC  
**Date:** Wednesday, July 26, 2017 3:51:02 PM  
**Attachments:** [image001.jpg](#)

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**From:** Layne Crisman [mailto:[crismanlayne@gmail.com](mailto:crismanlayne@gmail.com)]  
**Sent:** Wednesday, July 12, 2017 8:02 AM  
**To:** Michael Morasco  
**Subject:** End the mess at the old ECC  
To Whom it May Concern:

I am an Escondido resident who has watched our beautiful Escondido Country Club and Golf Course fall into extreme disrepair. The place that once served as a recreation and entertainment destination is now marked by crime and blight. I would like to encourage you to support The Villages plan. It will bring many amenities, but most importantly, will eliminate crime in our neighborhood. That is something we can all get behind.

Sincerely,  
Layne Crisman  
640 W Lincoln Ave  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Support for The Villages Plan  
**Date:** Thursday, July 20, 2017 4:29:07 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:24 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Support for The Villages Plan  
**From:** Mary Cuccurullo [<mailto:sddeedle@att.net>]  
**Sent:** Friday, July 14, 2017 5:08 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Support for The Villages Plan  
Council Members,

As a resident of Escondido, I would like to share my strong support for The Villages plan to clean up the blighted former Escondido Country Club. It is a smart choice for our city. The plan would help strengthen our local economy by bringing in top-notch amenities, parks, and trails at no cost to taxpayers while generating millions in new revenue to fund vital services.

I hope to see this project built, and that requires your support. Please join me in supporting The Villages.

All the best,  
Mary Cuccurullo  
680 Crestwood Pl  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Please vote for a sustainable lifestyle!!  
**Date:** Wednesday, July 26, 2017 4:03:50 PM  
**Attachments:** [image001.jpg](#)

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**From:** Bette DeHaen [mailto:[rebjvd@gmail.com](mailto:rebjvd@gmail.com)]  
**Sent:** Monday, June 19, 2017 2:00 PM  
**To:** Michael Morasco  
**Subject:** Please vote for a sustainable lifestyle!!  
Dear Mayor and City Council,

I support The Villages plan for the abandoned Escondido Country Club because of all the wonderful sustainable elements that are part of the project. The development will be landscaped with drought-tolerant plants and irrigated with recycled water. The new homes, all equipped with solar panels, will incorporate high efficiency insulation, windows, doors and appliances. Additionally, low VOC paint will be used, which releases much lower levels of toxic emissions than standard paint. This plan does its part to help the environment, and I hope you will do your part by approving this project.

Best Regards,  
Bette DeHaen  
2042 Valley View Glen  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](mailto:Bernadette.Bjork)  
**Subject:** Fwd: Vote yes on the Villages  
**Date:** Friday, August 18, 2017 8:03:45 AM

---

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Dorothy DeLong <[ddhearthealers@cox.net](mailto:ddhearthealers@cox.net)>  
**Date:** August 18, 2017 at 7:28:22 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Vote yes on the Villages  
**Reply-To:** [ddhearthealers@cox.net](mailto:ddhearthealers@cox.net)

Honorable Council Members,

Since 1972 I have been a local resident and I have become increasingly concerned with what is going on at the old ECC property. Of course, I am worried that denial of this plan will set a dangerous precedent for our City and be dangerous for the residents in this and the near by areas. Just today the golf cart maintenance building right on the Country Club Lane was covered in gifftafii. Last month it was the new white fence across the street. Please think about the kind of message You are sending to the citizens. Don't you care about the people in this area? I loved this area but what is there to love today? Are you the City seriously thinking of including in this plan a small market of some kind taking away from the neighborhood community feeling. There is a 7-11 type market only one block away.

We have a compromise plan on the table that preserves nearly half of the property as open space, builds a brand new \$10 million clubhouse, funds and maintains three new public parks and provides access to a restaurant, pool and gym. And we want to deny this in favor of a blighted, vandalized, abandoned nuisance? In favor of a chain link fence? I am seriously worried that if this thoughtful plan is denied, what comes next? What reputable company is going to want to invest millions in time and money to do something here? I urge you to think about the next year, two years, five years. A denial could have significant long term effects for this whole City. It is clear that reasonable minds cannot help but conclude we need to approve the Villages and move on. I hope you vote yes.

Regards,  
Dorothy DeLong  
1820 Wintergreen Glen  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Please support the Villages redevelopment plan  
**Date:** Wednesday, July 26, 2017 4:11:16 PM  
**Attachments:** [image001.jpg](#)

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**From:** David DesRochers [mailto:[d-desrochers@sandiegogulls.com](mailto:d-desrochers@sandiegogulls.com)]  
**Sent:** Thursday, June 08, 2017 4:11 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Please support the Villages redevelopment plan

Dear Councilmembers,

I am writing today to ask for your support for the proposal by New Urban West to clean up the former Escondido Country Club. As the father of young children, I would like to see them grow up in a thriving community that focuses on the future, not one marked by a blighted, abandoned clubhouse and chain link fence. I would also like you to consider some safeguards to ensure this is a smart development. I am asking for you to look into the traffic flow and speed of traffic in and out of the neighborhood. I would suggest speed bumps to be installed on Gary Lane, Country Club Lane and parts of Nutmeg in front of the church and preschool. While I feel this development will enhance the quality of life for everyone in the neighborhood, I want to ensure that our children are protected on residential streets. I love the design of these new communities and think the developers were smart in the design and flow of traffic in and out of the neighborhood but I fear existing residents will increasingly avoid the new villages exit points and travel at high rates of speed up Gary Ln. I've lived in this community for 5 years, and can tell you that we are ready to move forward and see progress. There are so many young families that have moved into the area that deserve a better environment for their kids to grow up. This is a win-win for the City of Escondido and the community. Don't let a minority of neigh-sayers stonewall smart development that includes parks and walking paths, open space and retail amenities for the whole community. Let's end this mess and restore the pride in our neighborhood. I hope we can count on your support.

Thank you,  
David DesRochers  
1621 Gary Ln  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: I support The Viallges project!  
**Date:** Friday, August 18, 2017 6:35:55 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Lindsey DesRochers <[derocherslindsey@hotmail.com](mailto:derocherslindsey@hotmail.com)>  
**Date:** August 17, 2017 at 11:12:08 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** I support The Viallges project!  
**Reply-To:** [derocherslindsey@hotmail.com](mailto:derocherslindsey@hotmail.com)

Dear Council Member Michael Morasco,

I am supportive of The Villages plan because I think it will help revitalize this community and make the neighborhood more fun for my family. Many of the options the new community would offer to us we currently go outside our surrounding area to do. Having these options so close to our home would make me feel more connected to my community and neighbors but also help support my own community. Please consider approving this plan to improve the quality of life for residents near the Escondido Country Club. We are ready for a positive change that is realistic for all to benefit from together.

Thank you,  
Lindsey DesRochers  
1621 Gary Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Redevelopment of the Escondido Country Club  
**Date:** Wednesday, July 26, 2017 3:59:46 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Dawn Doorn [mailto:henrydoorn@outlook.com]  
**Sent:** Friday, June 23, 2017 11:13 AM  
**To:** Michael Morasco  
**Subject:** Redevelopment of the Escondido Country Club  
Dear Council,

Please approve The Villages plan to redevelop the decaying Escondido Country Club. The property has been in disrepair for years and it reflects badly on my neighborhood and Escondido as a whole. This shouldn't be neglected any longer. We residents deserve an end to the four-year saga. I support The Villages plan to restore this once-great neighborhood, and I hope you will too.

Best Regards,  
Dawn Doorn  
1435 Anoché Glen  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Approve the Villages plan  
**Date:** Friday, August 18, 2017 6:31:10 AM

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Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Dawn Doorn <[ddoorn@sbcglobal.net](mailto:ddoorn@sbcglobal.net)>  
**Date:** August 17, 2017 at 6:20:45 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Approve the Villages plan  
**Reply-To:** [ddoorn@sbcglobal.net](mailto:ddoorn@sbcglobal.net)

Honorable Council Members,

I urge you to approve the Villages plan for the old Escondido Country Club. We need to restore the pride in our area and shed the blighted buildings and chain link fence. As a resident, it is simply unacceptable to me that after four years we have seen no progress in cleaning up our neighborhood. The plan on the table was crafted with the input of hundreds of local residents and is designed to deliver great amenities – new parks, trails and open space. Better yet, it costs nothing to taxpayers and existing residents while generating millions in revenues. This plan is the right one for Escondido and our community. Do the right things here and don't be intimidated by a small number of residents who are holding our community hostage because they want the golf course to return. Thank you for your consideration of my views.

Kind regards,  
Dawn Doorn

1435 Anoché Glen  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club and Gold Course  
**Date:** Thursday, July 20, 2017 4:30:28 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:25 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Escondido Country Club and Gold Course  
**From:** Henry Doorn [<mailto:henrydoorn@outlook.com>]  
**Sent:** Thursday, July 13, 2017 1:38 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Escondido Country Club and Gold Course  
Dear Council,

I am an Escondido resident and am writing to express my support for The Villages Plan to renew the blighted Escondido Country Club. After the closure of the golf course four years ago, the neighborhood has fallen into disrepair. We now have an opportunity to clean up the neighborhood and replace the decaying golf course with great new amenities. I'm looking forward to the new dining options, trail system, and pool that the project will bring. I'm also looking forward to the deteriorating clubhouse being replaced with a brand new Village Center. The neighborhood is tired of looking at the old clubhouse, which is an eyesore that has become a target for crime. Please help turn this neighborhood around and approve The Villages plan today.

Regards,  
Henry Doorn  
1435 Anoché Glen  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club Property  
**Date:** Thursday, July 20, 2017 4:28:49 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:23 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Escondido Country Club Property  
**From:** Henry Doorn [<mailto:henrydoorn@outlook.com>]  
**Sent:** Monday, July 17, 2017 2:22 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Escondido Country Club Property  
Dear City Council,

Please approve The Villages plan to redevelop the decaying Escondido Country Club. The property has been in disrepair for years and it reflects badly on my neighborhood and Escondido as a whole. This shouldn't be neglected any longer. We residents deserve an end to the four-year saga. I support The Villages plan to restore this once-great neighborhood, and I hope you will too

Best Regards,  
Henry Doorn  
1435 Anoché Glen  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Old country club redevelopment  
**Date:** Thursday, August 10, 2017 4:06:14 PM

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**From:** Ed Gallo  
**Sent:** Thursday, August 10, 2017 3:17 PM  
**To:** Bernadette Bjork  
**Subject:** Fw: Old country club redevelopment  
Ed Gallo

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**From:** Henry Doorn <[henrydoorn@outlook.com](mailto:henrydoorn@outlook.com)>  
**Sent:** Thursday, August 10, 2017 1:41 PM  
**To:** Ed Gallo  
**Subject:** Old country club redevelopment  
Dear Council,

I vehemently support The Villages plan to revitalize the Country Club area of Escondido. I live on the blighted golf course and having access to new trails, bike lanes, and parks will allow me to enjoy the beautiful outdoors right out of my backyard. My two young children will have parks and trails within walking distance to their home without walking on busy streets. I believe these plans will restore our neighborhood and allow the community to move forward in a positive manner. I urge you to support the plans.

Sincerely,  
Henry Doorn  
1435 Anoché Glen  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: The Villages  
**Date:** Wednesday, July 26, 2017 3:58:50 PM  
**Attachments:** [image001.jpg](#)

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**From:** Henry Doorn [mailto:henrydoorn@outlook.com]

**Sent:** Tuesday, June 27, 2017 11:55 AM

**To:** Michael Morasco

**Subject:** The Villages

Dear City Council,

We fully support The Villages plan to restore the neighborhood and hope that the Escondido Council members will support it also.

Here are a few reasons why we support The Villages plan:

Permanently preserve 44% of the property as open space

Create 4 miles of public trails

Build three new community parks at no cost to taxpayers or existing residents

Construct a \$10 million clubhouse facility with pool, gym, restaurant, bar and events lawn

Eliminate the blight and demolish the decaying clubhouse that has become a hotspot for transients, drug use and vandalism

All new homes will be powered by solar energy, making The Villages the most sustainable development in Escondido history

Restore the pride of this neighborhood and allow property values to recover

It's time to move forward and fix this! 4 years of inaction is too long

Sincerely,  
Henry Doorn  
1435 Anoché Glen  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Yes on The Villages  
**Date:** Monday, August 7, 2017 12:22:48 PM

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**From:** Michael Morasco  
**Sent:** Monday, August 7, 2017 11:19 AM  
**To:** Bernadette Bjork  
**Subject:** Fwd: Yes on The Villages

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Cheryl Espeland-Askew <[cheriaskew@cox.net](mailto:cheriaskew@cox.net)>  
**Date:** August 7, 2017 at 11:04:03 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Yes on The Villages  
**Reply-To:** [cheriaskew@cox.net](mailto:cheriaskew@cox.net)

Hello,

Please approve The Villages plan to bring new jobs to Escondido! The development proposed by New Urban West will not only bring new parks, trails and recreational amenities to the community, it will also stimulate job growth and help support our economy. Please consider approving this important plan for Escondido.

Sincerely,  
Cheryl Espeland-Askew  
2550 Douglaston Glen  
Escondido, CA 92026

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: Esc Country Club property  
**Date:** Monday, July 24, 2017 9:56:47 PM

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Kristin Blackson, Contract Planner  
City of Escondido  
[kblackson@escondido.org](mailto:kblackson@escondido.org)

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**From:** Nancy Evans [ncevans@sbcglobal.net]  
**Sent:** Monday, July 24, 2017 10:02 AM  
**To:** Kristin Blackson  
**Subject:** Esc Country Club property

Thank you in advance for your help. I would like the Esc City Council to approve the New Urban West Villages Plan for the old Esc Country Club property. I believe they have taken into consideration all aspects of the property, community, traffic issues and home owners. ECCHO has slowed this project down long enough. We, as home owners, need our community back to a pleasant and safe place to live. Thank you for your VOTE to APPROVE.

Nancy Evans  
760-415-5852  
[ncevans@sbcglobal.net](mailto:ncevans@sbcglobal.net)

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: the old Escondido country club  
**Date:** Wednesday, July 26, 2017 4:06:55 PM  
**Attachments:** [image001.jpg](#)

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**From:** Denise Fernandez [mailto:chav2693@yahoo.com]

**Sent:** Tuesday, June 13, 2017 8:52 AM

**To:** Michael Morasco

**Subject:** the old Escondido country club

Dear Councilmembers,

I chose Escondido because we wanted to raise my family in a vibrant, safe and fun neighborhood. We love our home, but the surrounding area is falling apart. I am excited about the possibility of a new development with a pool and trails for riding bikes and a new bar and restaurant within walking distance. The Villages plan will help revitalize this community and make the neighborhood more fun for my family. Please approve this plan, it will bring so much to the country club community.

Best,

Denise Fernandez

401 Blueridge Pl

Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Replace the abandoned Escondido Country Club  
**Date:** Wednesday, July 26, 2017 4:03:37 PM  
**Attachments:** [image001.jpg](#)

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**From:** Jennifer Folsom [mailto:[jenfolsom20@gmail.com](mailto:jenfolsom20@gmail.com)]  
**Sent:** Tuesday, June 20, 2017 10:51 AM  
**To:** Michael Morasco  
**Subject:** Replace the abandoned Escondido Country Club  
Dear City Council,

I am in support of The Villages plan for the abandoned Escondido Country Club, and hope you are too. By replacing a decaying and abandoned golf course with new residences and amenities, we have the unique opportunity to help our economy grow. The plan creates hundreds of local jobs while providing access to great new parks, trails at no cost to taxpayers. The new revenues generated by the project will help support vital programs like schools and public services. This is exactly what we need in our City. This is a win-win for the residents and the City. Please support The Villages plan.

Best Regards,  
Jennifer Folsom  
2530 Valley View Glen  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: APPROVE Villages plan  
**Date:** Friday, August 18, 2017 6:30:03 AM

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Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Sylvia Ford <[sylviaford@gmail.com](mailto:sylviaford@gmail.com)>  
**Date:** August 17, 2017 at 9:26:25 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** APPROVE Villages plan  
**Reply-To:** [sylviaford@gmail.com](mailto:sylviaford@gmail.com)

Dear Sirs and Madam,

I want to express my support for the Villages plan to replace the old blighted and abandoned run down Escondido country club. I think allowing a small group of no-growth no-development naysayers to influence your decision would be a big mistake. When you look at the facts of this project I think the decision becomes clear: preserving 48 acres of open space, creating new neighborhood parks, restoring the social gathering space with the new clubhouse and 4 miles of trails. The City has produced a massive environmental report for this project that addresses everything from traffic to water to schools. This project was planned and designed in the right way and it shows. It is worthy of your support. Please APPROVE this plan.

Sincerely,  
Sylvia Ford  
1997 Summit Dr

Escondido, CA 92027

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: SUPPORT THE VILLAGES PLAN  
**Date:** Wednesday, July 26, 2017 3:54:39 PM  
**Attachments:** [image001.jpg](#)

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**From:** Leslie Garza [mailto:[lgarza06@cox.net](mailto:lgarza06@cox.net)]  
**Sent:** Thursday, July 06, 2017 3:05 PM  
**To:** Michael Morasco  
**Subject:** SUPPORT THE VILLAGES PLAN  
Dear City Council,

Please join me in supporting The Villages plan to clean up the former Escondido Country Club. This is a smart plan for Escondido because it helps create a sustainable future for our community. I was glad to hear that each new home will be equipped with solar panels. In fact, it's the largest development in the history of North County to have 100% of homes powered by solar. This plan is the best solution for cleaning up the blighted Country Club neighborhood, and it will do it in an environmentally-friendly fashion. Please approve this sustainable development for Escondido!

Sincerely,  
Leslie Garza

Escondido, CA 92027 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Bring back our community character!  
**Date:** Thursday, July 20, 2017 4:30:43 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:26 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Bring back our community character!  
**From:** Karla Gascoigne [<mailto:d-kgascoigne@sbcglobal.net>]  
**Sent:** Thursday, July 13, 2017 1:17 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Bring back our community character!  
To whom it may concern,

When the Escondido Country Club closed, the Escondido community had no idea it would be replaced with graffiti, homeless and trash. It is a terrible shame that our once great community gathering place has turned into nothing more than a dilapidated mess. The Villages plan is a real opportunity that will help get Escondido back on track.

Thank you for your consideration.  
Karla Gascoigne  
1911 Pheasant Pl  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: PLEASE SUPPORT THE VILLAGES PLAN  
**Date:** Thursday, July 20, 2017 4:28:33 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:22 PM  
**To:** Bernadette Bjork  
**Subject:** FW: PLEASE SUPPORT THE VILLAGES PLAN  
**From:** Cathleen Ginder [<mailto:sadieginger@gmail.com>]  
**Sent:** Monday, July 17, 2017 2:52 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** PLEASE SUPPORT THE VILLAGES PLAN  
Dear City Council,

In order to move Escondido in the right direction, we need to support sustainable development. This is why I urge your support of The Villages plan for the old Escondido Country Club. This plan will create a development using sustainable practices, and promotes a green lifestyle for residents. The homes will be built using high efficiency windows, doors and appliances, and low VOC paint. Each home will be equipped with solar panels, and they exceed energy efficiency building standards set by CALGreen. The new Village Center will have charging stations for electric vehicles, and the landscaping will be irrigated with recycled water. With the new trail system, residents can leave the car at home and walk to eat or get some produce. This is exactly the type of smart planning we need in our City. I hope you approve this great plan.

Best Regards,  
Cathleen Ginder  
1365 Orinda Pl  
Escondido, CA 92029 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Old country club redevelopment  
**Date:** Friday, August 18, 2017 6:34:16 AM

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Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Bonnie Golstein <[bonnie\\_goldstein@msn.com](mailto:bonnie_goldstein@msn.com)>  
**Date:** August 17, 2017 at 3:10:41 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Old country club redevelopment  
**Reply-To:** [bonnie\\_goldstein@msn.com](mailto:bonnie_goldstein@msn.com)

Dear Council,

I vehemently support The Villages plan to revitalize the Country Club area of Escondido. I live on the blighted golf course and having access to new trails, bike lanes, and parks will allow me to enjoy the beautiful outdoors right out of my backyard. My two young children will have parks and trails within walking distance to their home without walking on busy streets. I believe these plans will restore our neighborhood and allow the community to move forward in a positive manner. I urge you to support the plans.

Sincerely,  
Bonnie Golstein  
1872 Pamela Ln  
Escondido, CA 92026

**From:** Ed Gallo  
**To:** [Bernadette Bjork](mailto:Bernadette.Bjork)  
**Subject:** Fwd: Yes on the Villages Plan  
**Date:** Friday, August 18, 2017 8:05:03 AM

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Begin forwarded message:

**From:** Bonnie Golstein <[bonnie\\_goldstein@msn.com](mailto:bonnie_goldstein@msn.com)>  
**Date:** August 17, 2017 at 8:06:13 PM PDT  
**To:** Ed Gallo <[egallo@escondido.org](mailto:egallo@escondido.org)>  
**Subject:** **Yes on the Villages Plan**  
**Reply-To:** [bonnie\\_goldstein@msn.com](mailto:bonnie_goldstein@msn.com)

Hello,

I support the Villages plan and you should too. The fact that all of the new homes will have solar shows a commitment to protecting our environment. Also, the fact that I can now walk to parks, a restaurant, gym and pool is really exciting. I am looking forward to welcoming all the new residents and families into our community. We need to look toward the future and not the past. This is the right plan and the right time to move forward toward a brighter future for all. I hope you will consider my views when making your decision.

Thank you,  
Bonnie Golstein  
1872 Pamela Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Villages Plan  
**Date:** Friday, August 18, 2017 6:34:05 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Dyanna Grimes <[dyannagrimes@icloud.com](mailto:dyannagrimes@icloud.com)>  
**Date:** August 17, 2017 at 3:18:41 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Villages Plan  
**Reply-To:** [dyannagrimes@icloud.com](mailto:dyannagrimes@icloud.com)

Councilmembers,

I am a homeowner in the Country Club area and I want to show my support for the Villages plan to replace the abandoned Escondido Country Club with new parks, trails and a restaurant. It is really disappointing to see so much inaction in fixing this mess. I want to live in a vibrant community – not one marked by a blighted drug den and chain link fence. The good news is, I have looked at the Villages plan and for the first time in a while I am excited about seeing positive changes around here. The parks and trails will be a great new part of our neighborhood that I will use. This is a good deal because it supports the City while also costing us existing residents nothing to use. Please vote yes on the Villages plan.

Sincerely,  
Dyanna Grimes  
2125 N Nutmeg St

Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Support Our Economy, Support The Villages!  
**Date:** Thursday, July 20, 2017 4:27:49 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:22 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Support Our Economy, Support The Villages!  
**From:** Meghan Hannon [<mailto:meghmerritt@gmail.com>]  
**Sent:** Monday, July 17, 2017 4:03 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Support Our Economy, Support The Villages!  
**To Whom It May Concern:**

The Villages plan for the abandoned Escondido Country Club has many important features that will help our local economy grow and prosper. It will replace blighted buildings with beautiful new parks, trails and recreation facilities. I am most excited about the benefits it will bring to our community in terms of jobs. The project will generate hundreds well-paying construction jobs, helping put money back into the pockets of local residents and business owners. Thank you for your consideration.

Kind Regards,  
Meghan Hannon  
2041 Camino Dr  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Please support The Villages  
**Date:** Wednesday, July 26, 2017 4:06:43 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Janna Hatch [mailto:jhatch92026@yahoo.com]  
**Sent:** Tuesday, June 13, 2017 12:38 PM  
**To:** Michael Morasco  
**Subject:** Please support The Villages  
Greetings,

I am writing today to express my support for The Villages project. Ever since the Country Club closed, we've been forced to look at aging property falling further into disrepair. I hope that you support this plan too so that we can begin to create a better future for our children.

Best,  
Janna Hatch  
753 Mycorte Dr  
Escondido, CA 92026 |

to: Mayor Sam Abed <sabed@escondido.org>  
from: Alan Heck <hbilar6@gmail.com>  
date: Thursday, August 10, 2017 at 1:06 PM  
subject: Move Escondido Forward - Yes on The Villages

Mr. Mayor and Honorable Council Members,

To move our community forward, we must work together to grow our City's economy. This is why I strongly believe in The Villages plan for the defunct Escondido Country Club golf course — it has all the right tools to help strengthen Escondido. I am in support of the project because it will help us grow our economy with good, well-paying jobs in construction and operation of the village center amenities once complete. The plan also brings in millions of dollars to help fund important City priorities while providing miles of new trails and parks at no cost to taxpayers. I am proud to support this project, and I hope you will too.

Thanks,

Alan Heck

1908 Felice Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Henry Doorn <henrydoorn@outlook.com>  
date: Thursday, August 10, 2017 at 3:35 PM  
subject: Old country club redevelopment

Dear Council,

I vehemently support The Villages plan to revitalize the Country Club area of Escondido. I live on the blighted golf course and having access to new trails, bike lanes, and parks will allow me to enjoy the beautiful outdoors right out of my backyard. My two young children will have parks and trails within walking distance to their home without walking on busy streets. I believe these plans will restore our neighborhood and allow the community to move forward in a positive manner. I urge you to support the plans.

Sincerely,

Henry Doorn

1435 Anoché Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Susan Westlake <westlake888@outlook.com>  
date: Friday, August 11, 2017 at 10:34 AM  
subject: The Villages by New Urban West

Dear Council,

The Villages project is the right choice for Escondido. The developers will keep over 40% of the property as dedicated open space and I am proud of their commitment to keeping our community green and open. Better yet, all the new open space amenities are accessible to existing residents at NO COST. This is a win-win for the community, city and our region.

Best regards,

Susan Westlake

1445 Anoché Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Denise Miner <donm\_85@hotmail.com>  
date: Friday, August 11, 2017 at 10:56 AM  
subject: Escondido Country Club redevelopment project

Dear City Council,

Escondido has really been hurting since the departure of the Country Club. It is about time the City works together with the community to come up with a solution to breathe new life into this old lot. Something is going to happen on this property and The Villages plan is a good option for us to turn a neighborhood eyesore into a jewel. Let's revitalize our community today. Please support The Villages proposal.

Regards,

Denise Miner

1708 Pinehurst Ave

to: Mayor Sam Abed <sabed@escondido.org>  
from: Patrick Peterson <mamurrieta@cox.net>  
date: Friday, August 11, 2017 at 10:58 AM  
subject: Country Club redevelopment project

Dear Council,

The Villages plan is a smart choice for the City of Escondido that would benefit hundreds, if not thousands, of residents. The plan will bring new amenities, including a restaurant, bar, open space and a trail system that will benefit the existing community and new residents. However, I am most excited for the removal of the abandoned clubhouse, which has served as no more than a magnet for crime. Let's work together and support this solution to revitalize the Escondido Country Club neighborhood now!

Kind Regards,

Patrick Peterson

2041 Golden Circle Dr

to: Mayor Sam Abed <sabed@escondido.org>

from: John DeLong <johnadel@yahoo.com>

date: Monday, August 14, 2017 at 3:01 PM

subject: Please vote YES on The Villages

Dear Council Members,

I urge you to support The Villages plan by New Urban West. I support the plan because it will bring new housing options and amenities. With 40% of the property reserved for open space, it brings development in a responsible manner. The project is far less dense than current zoning allows. This means that we will have all of the benefits that new housing and development will bring. I urge you to support The Villages plan.

Thank you,

John DeLong

1422 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Cass Martensen <cassmart@aol.com>  
date: Monday, August 14, 2017 at 3:05 PM  
subject: Vote YES on the Villages by New Urban West

Dear Council,

Enough is enough already! It's been four years of this mess at the Escondido Country Club. Please support The Villages plan so we can finally move on and restore our neighborhood.

Best regards,

Cass Martensen

2089 Golden Cir Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Leland Jones <lelandbjones47@yahoo.com>  
date: Monday, August 14, 2017 at 3:25 PM  
subject: We support The Villages by New Urban West

Dear City Council Members,

Since the Escondido Country Club closed years ago, our neighborhood has been a hotbed for vandalism, drugs and other criminal activity. All of this is caused by the abandoned clubhouse that serves as a magnet for gangs. The Villages plan to redevelop the old country club provides a solution to this growing problem which is why I support the project. Please consider supporting this project to enhance public safety and drive the crime out of our neighborhood.

Sincerely,

Leland Jones

1118 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Gary Holcombe <gandjholcombe@gmail.com>

date: Monday, August 14, 2017 at 5:08 PM

subject: I support the redevelopment of the Escondido Country Club

Dear Mayor Abed,

The Villages plan makes me feel hopeful for the future of our neighborhood. For too long, the old country club has sat dilapidated and overgrown. It has begun to attract a criminal element to the community. It is time to replace it with the new homes, walking trails, swimming pool and restaurant that New Urban West has proposed. It will provide a wonderful community atmosphere for future generations to enjoy. Please help us make this plan a reality so we can create a better future for our families!

Regards,

Gary Holcombe

1018 Yuma Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Mark Loscher <mark.loscher@gmail.com>  
date: Monday, August 14, 2017 at 5:08 PM  
subject: Escondido Country Club redevelopment - Vote YES

Dear City Council,

I am excited to support New Urban West's plan to renew the old Escondido Country Club. I love that we will be able to see green space and walking trails. I am especially excited about the new restaurant and bar that will replace the old clubhouse. It will be great to have something like that within walking distance of our home again. I fully support this project, and I respectfully request that the City Council help us make this plan a reality.

Best,

Mark Loscher

2140 Sleepy Hollow Rd

to: Mayor Sam Abed <sabed@escondido.org>  
from: Sarah Valenzuela <sarah.c.valenzuela@gmail.com>  
date: Tuesday, August 15, 2017 at 12:14 PM  
subject: Please vote YES on The Villages

Dear Council,

I live near the Escondido Country Club and cannot wait for this plan to revitalize the community. The proposed amenities - a pool, restaurant, parks and trails will create a neighborhood hub just a short walk away from much of the surrounding community. Please approve this project so that we can start enjoying our community again!

Best regards,

Sarah Valenzuela

1449 Calle Redonda Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Denise Tippett <stippett71@gmail.com>

date: Tuesday, August 15, 2017 at 1:05 PM

subject: I support The Villages project

Dear City Council,

I'm writing to share my strong support for The Villages plan. This plan makes sense to help bring our community into the 21st century with new homes and amenities for us all to enjoy. It is clear the golf course is not going to come back, so it would be nice to have something nicer to look at. This project includes plenty of green space, trees, and is responsibly designed. All of these factors will help create a great neighborhood for the next generation. Please support The Villages plan and help us keep moving our city forward.

Regards,

Denise Tippett

1856 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Denise Miner <donm\_85@hotmail.com>  
date: Tuesday, August 15, 2017 at 1:06 PM  
subject: Country Club redevelopment support

Dear Councilmembers,

The Villages plan makes me feel hopeful for the future of our neighborhood. The new homes, walking trails, swimming pool and restaurant will provide a wonderful community atmosphere for future generations to enjoy. Please help us make this plan a reality so we can create a better future for our families!

Sincerely,

Denise Miner

1708 Pinehurst Ave

to: Mayor Sam Abed <sabed@escondido.org>  
from: Henry Doorn <henrydoorn@outlook.com>  
date: Tuesday, August 15, 2017 at 1:40 PM  
subject: I support the Country Club redevelopment plan

Dear City Council,

I am writing to express my support for The Villages plan by New Urban West. They have really taken the time to listen to the community and come up with a plan that matches the character and needs of our neighborhood. I personally am looking forward to the days when my husband and I can take a walk over to the restaurant for dinner. Please help us move forward and support The Villages plan for the country club redevelopment.

Thank you,

Henry Doorn

1435 Anoché Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Richard Crobarger <aueagle79@gmail.com>  
date: Thursday, August 17, 2017 at 8:03 AM  
subject: Support the Villages Plan

Mayor and Honorable Council Members,

I write to ask you to support the Villages plan. As a local resident, I was initially concerned about redevelopment of the old golf course. I was pleasantly surprised to learn about the thoughtful design and the lengths that the developer is going in order to improve our community and bring real benefits. Yes, traffic is an issue for everyone but spending \$4 million to fix local streets will be a big help. I am excited about the new smart signals they are installing along El Norte. I am also looking forward to taking advantage of the gym and pool all within walking distance. It will be great not to have to get in the car when I want to grab some dinner with friends or host an out of town guest. The abandoned clubhouse is a real eyesore and is attracting vandalism and graffiti. I hope you will side with reasonable voices in the neighborhood and approve the Villages plan.

My sincere thanks,

Richard Crobarger

1561 Vaquero Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Gary Holcombe <gandjholcombe@gmail.com>  
date: Thursday, August 17, 2017 at 10:22 AM  
subject: Be Smart ... Approve the Villages Plan

Dear City Council,

I have reviewed the plans for the old Escondido country club land and wish to express my support for the project. This project is a great example of smart growth and well planned in-fill development that minimizes impacts on our environment and surrounding neighbors. The project provides much needed high quality homes in the area. It helps eliminate the blight and create a family atmosphere we can all be proud of. If you have not already, I strongly suggest you take a look at photos of the current clubhouse area. It is in really terrible shape and approving the plan will help us all move forward from this mess.

Please do not let a small group of angry residents influence your decision. Their anger is not going to solve this problem. Their hatred of the property owner isn't going to beautify the area.

The reality is we have a viable SOLUTION on the table. The only question is whether you will be smart enough to approve it. Please vote yes on the Villages!

Kind regards,

Gary Holcombe

1018 Yuma Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: Mitchell Bailey <tbailey@plum.com>

date: Thursday, August 17, 2017 at 11:07 AM

subject: Please vote YES to redevelop the old country club

Dear Council Members,

I am an Escondido Country Club resident and I would like to express my support for the plan to redevelop the former Escondido Country Club property. The Villages plan will create walking/running trails and community amenities like a pool, gym, and tennis courts. The plan also proposes a new restaurant and bar. These are welcome additions that will help revitalize this abandoned neighborhood while raising property values and supporting a healthy economy in the process. Please consider approving this plan to improve the quality of life for nearby residents.

Sincerely,

Mitchell Bailey

1541 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Lindsey DesRochers <derocherslindsey@hotmail.com>

date: Thursday, August 17, 2017 at 11:32 AM

subject: I support The Viallges project!

Dear Mayor Abed,

I am supportive of The Villages plan because I think it will help revitalize this community and make the neighborhood more fun for my family. Many of the options the new community would offer to us we currently go outside our surrounding area to do. Having these options so close to our home would make me feel more connected to my community and neighbors but also help support my own community. Please consider approving this plan to improve the quality of life for residents near the Escondido Country Club. We are ready for a positive change that is realistic for all to benefit from together.

Thank you,

Lindsey DesRochers

1621 Gary Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Mark Werline <justinewerline@gmail.com>  
date: Thursday, August 17, 2017 at 11:33 AM  
subject: Escondido Country Club Redevelopment support

Dear Council,

I am thrilled about the sustainable development project that New Urban West is proposing for the Escondido Country Club neighborhood. I try to practice green living, and I'm happy that environmentally-friendly housing could be coming to our neighborhood. Solar energy is the future and it's time to stop living in the past. Please bring sustainability to Escondido!

Regards,

Mark Werline

1925 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Melisa Kazemier <melisa.kazemier@gmail.com>  
date: Thursday, August 17, 2017 at 11:33 AM  
subject: Country Club and Golf Course - fix that mess!

Dear City Council,

I am a resident of the Escondido Country Club neighborhood and I have been looking at the decrepit state of the abandoned clubhouse for four years now. Enough is enough! It seems like every week there is more graffiti, and it makes our whole neighborhood look terrible. I, along with many of my neighbors, agree that something has to be done about this eye sore. We support The Villages project and are so excited about plans to replace the deteriorating clubhouse with a brand new restaurant. We need to clean up the Country Club now!

Regards,

Melisa Kazemier

1040 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Patsy Oquist <patsykayo@yahoo.com>  
date: Thursday, August 17, 2017 at 12:06 PM  
subject: I support the Villages by New Urban West!

Dear City Council Members,

I am an original homeowner in the country club. I originally move here because I thought it would be a great place to raise my family, and it was. Remembering those times makes me sad to see the state of the country club today. For the sake of future generations and their memories, please approve The Villages plan by New Urban West so that future generations can build memories of their own using the amenities provided by the development.

Sincerely,

Patsy Oquist

2016 Camino Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Nancy Russell <1nancyrussell@gmail.com>  
date: Thursday, August 17, 2017 at 1:40 PM  
subject: Country club and golf course redevelopment

Dear Escondido City Council,

It is time for our community to move on. New Urban West has spent countless hours listening to the wants and needs of our community and has come up with a plan for development that the majority of us can get on board with. We ask that you do to. It is time to do something about this mess and The Villages plan is the answer. Please vote to approve this plan so that we can all finally move on.

Best regards,

Nancy Russell

1308 Miraflores Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Mark Loscher <mark.loscher@gmail.com>  
date: Thursday, August 17, 2017 at 1:41 PM  
subject: Please vote to approve The Villages for ECC

Dear City Council,

The Villages plan makes perfect sense for our neighborhood. The new homes, walking trails, swimming pool and restaurant will provide a wonderful community atmosphere for all community residents to enjoy. Please help us make this plan a reality so we can start enjoying the benefits this development will bring.

Thank you,

Mark Loscher

2140 Sleepy Hollow Rd

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Please end the Escondido Country Club mess!  
**Date:** Thursday, July 20, 2017 4:29:55 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:25 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Please end the Escondido Country Club mess!  
**From:** Paul Herrera [<mailto:crznherrera@outlook.com>]  
**Sent:** Friday, July 14, 2017 1:13 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Please end the Escondido Country Club mess!  
Mayor and Members of the Council,

The City Council needs to do something about the growing vandalism near the Escondido Country Club. Ever since the golf course closed, vandals have been tagging the old clubhouse and taking over our once-cherished neighborhood.

Please help us restore our community to the safe, vibrant place it was before. Please approve the Villages project to restore the Country Club.

With respect,  
Paul Herrera  
961 Bittersweet St  
Escondido, CA 92026 |

Hinrichs

to: Mayor Sam Abed <sabed@escondido.org>

from: April Hinrichs <hinrichsapril1@gmail.com>

date: Wednesday, July 05, 2017 at 10:33 AM

subject: Please support a sustainable future for Escondido!

Dear City Council,

I want to see a sustainable future for Escondido, which is why I am in favor of The Villages plan proposed by New Urban West. This plan is great for our City because it includes so many environmentally-friendly elements while cleaning up a deteriorating, blighted eye-sore of a neighborhood. The new Village Center will include EV charging stations, and the new homes will all include solar panels and high efficiency insulation, windows, doors and appliances. Please help bring this smart, sustainable development to Escondido.

Sincerely,

April Hinrichs

1142 Gary Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Gary Holcombe <gandjholcombe@gmail.com>

date: Thursday, August 17, 2017 at 1:43 PM

subject: I support the Country Club redevelopment plan by NUWI

Dear City Council Members,

When I first moved to Escondido I thought that it would be a wonderful place to settle and enjoy my retirement. I know that I speak for many of my neighbors as well who share the same sentiment. We have the potential to make this a great community again, and The Villages plan provides that opportunity. The trail system, pool, parks, restaurant and bar will help strengthen the social fabric of our community.

Kind regards,

Gary Holcombe

1018 Yuma Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: Romany Bowers <tomanyb@cox.net>

date: Thursday, August 17, 2017 at 1:54 PM

subject: Vote yes on the Villages

Honorable Council Members,

I am a local resident and I have become increasingly concerned with what is going on at the old ECC property. I am worried that denial of this plan will set a dangerous precedent for our City. Please think about the kind of message this will send to the citizens. We have a compromise plan on the table that preserves nearly half of the property as open space, builds a brand new \$10 million clubhouse, funds and maintains three new public parks and provides access to a restaurant, pool and gym. And we want to deny this in favor of a blighted, vandalized, abandoned nuisance? In favor of a chain link fence? I am seriously worried that if this thoughtful plan is denied, what comes next? What reputable company is going to want to invest millions in time and money to do something here? I urge you to think about the next year, two years, five years. A denial could have significant long term effects for this whole City. It is clear that reasonable minds cannot help but conclude we need to approve the Villages and move on. I hope you vote yes.

Regards,

Romany Bowers

1280 Siggson Ave

to: Mayor Sam Abed <sabed@escondido.org>  
from: Angela Trevino <missangierea@gmail.com>  
date: Thursday, August 17, 2017 at 2:49 PM  
subject: Villages

Mayor and Council Members,

I am a resident and am writing to ask you support the Villages plan at the old ECC property. The area is looking really run down these days. I know you have probably seen the vandalism and graffiti at the old clubhouse area. It is really sad to watch the neighborhood decay and fall into disrepair. I was pleased to review the Villages plan and learn that it protects nearly half of the property as open space and includes three new parks, miles of walking trails and a new place to grab dinner with family and friends. It will be really great to walk to a local restaurant and I am excited to see some positive changes in our neighborhood. Please support the Villages and vote yes.

Thank you,

Angela Trevino

1931 Edith Dr

to: Mayor Sam Abed <sabed@escondido.org>

from: Dyanna Grimes <dgrimes@classicalacademy.com>

date: Thursday, August 17, 2017 at 3:31 PM

subject: Villages Plan

Councilmembers,

I am a homeowner in the Country Club area and I want to show my support for the Villages plan to replace the abandoned Escondido Country Club with new parks, trails and a restaurant. It is really disappointing to see so much inaction in fixing this mess. I want to live in a vibrant community — not one marked by a blighted drug den and chain link fence. The good news is, I have looked at the Villages plan and for the first time in a while I am excited about seeing positive changes around here. The parks and trails will be a great new part of our neighborhood that I will use. This is a good deal because it supports the City while also costing us existing residents nothing to use. Please vote yes on the Villages plan.

Sincerely,

Dyanna Grimes

2125 N Nutmeg St

to: Mayor Sam Abed <sabed@escondido.org>  
from: Bonnie Golstein <bonnie\_goldstein@msn.com>  
date: Thursday, August 17, 2017 at 3:31 PM  
subject: Old country club redevelopment

Dear Council,

I vehemently support The Villages plan to revitalize the Country Club area of Escondido. I live on the blighted golf course and having access to new trails, bike lanes, and parks will allow me to enjoy the beautiful outdoors right out of my backyard. My two young children will have parks and trails within walking distance to their home without walking on busy streets. I believe these plans will restore our neighborhood and allow the community to move forward in a positive manner. I urge you to support the plans.

Sincerely,

Bonnie Golstein

1872 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Nancy Russell <1nancyrussell@gmail.com>  
date: Thursday, August 17, 2017 at 3:41 PM  
subject: Country Club and golf course renewal

Dear Council,

I am excited about The Villages plan for the old country club property. I am looking forward to getting our bar and restaurant back. The amenities that New urban West are proposing are exactly what this area needs. Please support this plan.

Sincerely,

Nancy Russell

1308 Miraflores Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Sarah Valenzuela <sarah.c.valenzuela@gmail.com>  
date: Thursday, August 17, 2017 at 3:43 PM  
subject: The Villages is the RIGHT plan for the Country Club

Dear City Council,

The Villages plan is a smart choice for Escondido. The homes being built as part of this project are 35 percent less dense than what is allowed by the existing City rules. Plus there will be buffers ranging from 50 to 200 feet separating old homes from new homes, providing privacy for residents. Please support the Villages plan and help us bring this responsible development project to Escondido.

Best,

Sarah Valenzuela

1449 Calle Redonda Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Mark Kazemier <mb.kazemier@icloud.com>

date: Thursday, August 17, 2017 at 3:47 PM

subject: Please help clean up our neighborhood. YES on the Villages!

Dear Council,

I support The Villages plan, and am writing to share that I think you should as well. It is about time that we get this right, and make a smart choice to eliminate the blight in our community. The Villages plan would drastically improve the quality of life for all the neighbors who have to live near, drive by and see this horrible building each day. As elected leaders, we count on you to make our neighborhood a better place to live. The plans by New Urban West do just that and I hope we can count on your support.

Best regards,

Mark Kazemier

1040 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Denise Tippett <stippett71@gmail.com>  
date: Thursday, August 17, 2017 at 3:50 PM  
subject: Fix this mess - Vote YES on the Villages

Dear Council members,

Now is the time to take action and clean up the Escondido Country Club. Don't delay the inevitable! Sooner or later, something has got to be done about this deteriorating neighborhood. New Urban West has proposed a responsible, viable plan that will bring out neighborhood back to life. Let's not waste any more time. Please approve The Villages plan to restore our community!

Kind regards,

Denise Tippett

1856 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Mark Werline <justinewerline@gmail.com>

date: Thursday, August 17, 2017 at 3:52 PM

subject: Please support The Villages plan for the golf course redevelopment

Dear City Council Members,

Who cares about a deteriorating golf course when we have the opportunity to live next to a beautiful new development with acres of green, open space, a swimming pool and dining options! I and my neighbors feel that losing the old golf course is completely worth gaining a community center with recreational amenities. Let's get this built now!

Thank you,

Mark Werline

1925 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Melisa Kazemier <melisa.kazemier@gmail.com>  
date: Thursday, August 17, 2017 at 4:06 PM  
subject: We are ready - please approve The Villages!!

Dear Escondido City Council,

I live near the Escondido Country Club and would like to see The Villages plan move forward because it will be the first housing project in Escondido to incorporate solar energy options on all homes. In addition, the land will be around 35% less dense than what the general plan currently allows. This is a sustainable infill project that will benefit the entire City of Escondido, which is why I ask you to approve it without delay.

Thank you,

Melisa Kazemier

1040 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Sarah Valenzuela <sarah.c.valenzuela@gmail.com>

date: Thursday, August 17, 2017 at 4:09 PM

subject: Please vote to approve The Villages

Dear Council members,

I am writing to express my strong support for The Villages plan. This is truly the community's plan, as New Urban West has been collaborating with Escondido Country Club residents for more than a year to come up with a plan that is right for our community. My neighbors and I feel that New Urban West has listened to our suggestions and incorporated them in the current plan. Please don't deny the community a plan that we have worked so hard on. Together we can clean up our neighborhood and build a better future for our families.

Kind regards,

Sarah Valenzuela

1449 Calle Redonda Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Denise Tippett <stippett71@gmail.com>

date: Thursday, August 17, 2017 at 4:10 PM

subject: Vote YES on the Villages

Dear Council Members,

I am in support of The Villages plan for the former Escondido Country Club, and hope you are too. By bringing new residences and amenities to our community, we have the unique opportunity to help our economy grow. I hope that the City Council sees this opportunity as more than bringing badly-needed housing to our area, but rather as a way to significantly increase our tax base. These extra tax revenues will help support vital programs like schools and public services. This is exactly what we need in our City. We would be wise to accept this proposal as a method to enhance our community. This is a win-win for the residents and the City. Please support The Villages plan.

Regards,

Denise Tippett

1856 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: David Bainer <davidbainer@gmail.com>

date: Thursday, August 17, 2017 at 5:25 PM

subject: Villages

Mayor & City Councilors,

After four years of inaction and fighting about the abandoned Escondido Country Club, it is time to move forward! We need to see positive change and progress in our neighborhood and our City. This plan helps support a vibrant local economy and provides a lot of amenities for everyone to enjoy — all at no expense to us existing residents or taxpayers. The City has done a great job evaluating all of the possible impacts from this project and that's why the developer is providing \$4 million dollars in traffic improvements. The issues have been studied comprehensively and addressed. It is time to move forward and clean up our neighborhood. Please support the Villages and help our area.

All the best,

David Bainer

1454 Via Rancho Pkwy

to: Mayor Sam Abed <sabed@escondido.org>  
from: Carolyn Brenner <cbrenner1357@yahoo.com>  
date: Thursday, August 17, 2017 at 7:39 PM  
subject: Approve the Villages

Dear Mayor and City Council,

It is time that reasonable people prevail in the discussion about the future of the blighted Escondido Country Club. We have a plan before you that will end the blight, restore the social amenities of the former club, raise property values and provide millions for schools and city services. At no cost to the neighbors or taxpayers. All of the concerns raised by opponents have been fully addressed by the huge city environmental report. The developer is spending millions to improve our roadways. This is a good deal for our City and you should approve it without further delays. Thank you for considering my opinion.

All the best,

Carolyn Brenner

1826 Burlington Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Luis Nevarez <Luis.Nevarez.1966@gmail.com>  
date: Thursday, August 17, 2017 at 7:43 PM  
subject: End the ECC Saga

City Council Members,

It is time the saga at the abandoned Escondido Country Club finally come to an end. Thankfully, we finally have a plan under consideration that cleans up the area, enhances property values and spends millions to fix our roads and make local streets safer. I am amazed that these nay-sayers don't bother to listen to the number of amenities and improvements that will be made. The developer is investing millions into this area of town. The plan includes a lot of great features, and while it would be nice if golf could return, that simply isn't going to happen. We have to face reality and know when to say "YES" to a good deal that achieves a lot of benefits for our community and City. Please vote to approve the Villages plan, it is what is right for our area.

Thank you,

Luis Nevarez

1341 Portola Ave

to: Mayor Sam Abed <sabed@escondido.org>

from: Janna Hatch <jhatch92026@yahoo.com>

date: Thursday, August 17, 2017 at 8:56 PM

subject: Four years of inaction is TOO long

Mayor and Councilors,

Please support the plan to clean up the abandoned Escondido Country Club. What a waste of potential we have endured

have endured out here. The plans on the table will once again make this whole area the absolute jewel of Escondido. The new restaurant, parks, trails and swimming pool will be the envy of our whole town. We just need YOU to help us move beyond the blight and chain link fence. Please vote yes to approve this proposal, four years of inaction is way too long!

Thank you,

Janna Hatch

753 Mycorte Dr

to: Mayor Sam Abed <sabed@escondido.org>

from: Ida Clow <idaclow@gmail.com>

date: Friday, August 18, 2017 at 4:22 AM

subject: Please support The Villages!

Dear City Councilmembers,

I am an Escondido resident and am writing to share my support for The Villages plan to restore the abandoned Escondido Country Club. This plan proposes the largest development in the history of North County to have 100% of homes powered by solar energy. I hope that the City Council will support a project that cleans up a blighted mess and replaces it with infill development that supports environmental protection. Please support The Villages project today.

Sincerely,

Ida Clow

1956 Vizcaino Ct

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: I support the redevelopment of the Escondido Country Club  
**Date:** Tuesday, August 15, 2017 7:51:36 AM

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**From:** Michael Morasco  
**Sent:** Monday, August 14, 2017 10:58 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: I support the redevelopment of the Escondido Country Club

Sent from my iPad  
Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative  
201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Judy Holcombe <[gandjholcombe@gmail.com](mailto:gandjholcombe@gmail.com)>  
**Date:** August 14, 2017 at 4:23:15 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** **I support the redevelopment of the Escondido Country Club**  
**Reply-To:** [gandjholcombe@gmail.com](mailto:gandjholcombe@gmail.com)

Dear Council Member Michael Morasco,

The Villages plan makes me feel hopeful for the future of our neighborhood. For too long, the old country club has sat dilapidated and overgrown. It has begun to attract a criminal element to the community. It is time to replace it with the new homes, walking trails, swimming pool and restaurant that New Urban West has proposed. It will provide a wonderful community atmosphere for future generations to enjoy. Please help us make this plan a reality so we can create a better future for our families!

Regards,  
Judy Holcombe  
1018 Yuma Glen  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Be Smart ... Approve the Villages Plan  
**Date:** Thursday, August 17, 2017 11:38:59 AM

---

**From:** Michael Morasco  
**Sent:** Thursday, August 17, 2017 10:56 AM  
**To:** Bernadette Bjork  
**Subject:** Fwd: Be Smart ... Approve the Villages Plan

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** judith holcombe <[gandjholcombe@gmail.com](mailto:gandjholcombe@gmail.com)>  
**Date:** August 17, 2017 at 10:22:37 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** **Be Smart ... Approve the Villages Plan**  
**Reply-To:** [gandjholcombe@gmail.com](mailto:gandjholcombe@gmail.com)

Dear City Council,

I have reviewed the plans for the old Escondido country club land and wish to express my support for the project. This project is a great example of smart growth and well planned in-fill development that minimizes impacts on our environment and surrounding neighbors. The project provides much needed high quality homes in the area. It helps eliminate the blight and create a family atmosphere we can all be proud of. If you have not already, I strongly suggest you take a look at photos of the current clubhouse area. It is in really terrible shape and approving the plan will help us all move forward from this mess.

Please do not let a small group of angry residents influence your decision. Their anger is not going to solve this problem. Their hatred of the property owner isn't going to beautify the area.

The reality is we have a viable SOLUTION on the table. The only question is whether you will be smart enough to approve it. Please vote yes on the Villages!

Kind regards,  
judith holcombe  
1018 Yuma Glen  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: I support the redevelopment of the Escondido Country Club  
**Date:** Monday, August 14, 2017 4:50:21 PM

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**From:** Ed Gallo  
**Sent:** Monday, August 14, 2017 4:45 PM  
**To:** Bernadette Bjork  
**Subject:** FW: I support the redevelopment of the Escondido Country Club  
**From:** Judy Holcombe [<mailto:gandjholcombe@gmail.com>]  
**Sent:** Monday, August 14, 2017 4:24 PM  
**To:** Ed Gallo <[egallo@escondido.org](mailto:egallo@escondido.org)>  
**Subject:** I support the redevelopment of the Escondido Country Club

Dear Council Member Ed Gallo,

The Villages plan makes me feel hopeful for the future of our neighborhood. For too long, the old country club has sat dilapidated and overgrown. It has begun to attract a criminal element to the community. It is time to replace it with the new homes, walking trails, swimming pool and restaurant that New Urban West has proposed. It will provide a wonderful community atmosphere for future generations to enjoy. Please help us make this plan a reality so we can create a better future for our families!

Regards,  
Judy Holcombe  
1018 Yuma Glen  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Yes on The Villages  
**Date:** Wednesday, July 26, 2017 3:59:06 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Dannah hosford [mailto:dannah.hosford@gmail.com]  
**Sent:** Monday, June 26, 2017 3:21 PM  
**To:** Michael Morasco  
**Subject:** Yes on The Villages  
To the Mayor and City Council,

I am a strong supporter of The Villages project proposed for the old Escondido Country Club site. I have been dismayed to see the site turn into disrepair in recent years. The project will help invigorate our economy with new businesses providing great jobs and amenities for us all to enjoy. Please support this project and help make our neighborhood a great place to live!

Thanks,  
Dannah hosford

Escondido, CA 92026 |

**From:** noreply@www.escondido.org  
**To:** [Mike Strong](#)  
**Subject:** Contact Executive Staff - Planning: Escondido Country Club development  
**Date:** Saturday, July 29, 2017 1:02:35 PM

---

Linda Karanewsky  
Karanewsky@aol.com

Mr. Strong -

I am writing in support on the current development plan being presented by NUWI.

Many years ago when I was house hunting, I fell in love with a golf course-adjacent home. My real estate agent at the time warned me to be aware that just because the house had a beautiful golf course view now, didn't mean I would have that view forever. As long as I could accept that fact, he had no problem submitting my purchase offer to the seller. I understand that residents are upset about losing the Country Club, and would prefer fewer homes to be built on the property, but as I understand it, there are other possibilities that could be far worse. NUWI has a proven track record of success, and has worked hard to build a relationship in the community.

The Escondido Country Club property is an eyesore. It is attracting gangs, taggers, and the homeless. It's time to DO something with this property.

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_9\_5)  
AppleWebKit/601.7.8 (KHTML, like Gecko) Version/9.1.3 Safari/537.86.7  
REMOTE\_HOST: 68.111.196.37  
REMOTE\_ADDR: 68.111.196.37  
LOCAL\_ADDR: 10.255.2.55

**From:** Bill Martin  
**To:** [Mike Strong](#); [Kristin Blackson](#)  
**Subject:** Fwd: Contact Executive Staff - Planning: Escondido Country Club development  
**Date:** Sunday, August 6, 2017 2:42:29 PM

---

Sent from my iPhone

Begin forwarded message:

**From:** <[noreply@www.escondido.org](mailto:noreply@www.escondido.org)>  
**Date:** August 6, 2017 at 12:21:11 PM PDT  
**To:** <[bmartin@escondido.org](mailto:bmartin@escondido.org)>  
**Subject:** **Contact Executive Staff - Planning: Escondido Country Club development**  
**Reply-To:** <[Karanevsky@aol.com](mailto:Karanevsky@aol.com)>

Linda Karanevsky  
[Karanevsky@aol.com](mailto:Karanevsky@aol.com)

I understand that the Escondido Country Club group ECCHO has requested the city to extend for another 45 days the comment period during which people can examine and critique the draft environmental report. I would like to request that this extension be denied.

This controversy has gone on long enough, and too much of the City's money has already been spent, to allow this to drag on any longer. The claim that ECCHO needs time to raise money so it can hire people to review the report doesn't make sense. They have been in existence for YEARS, and knew that this would be a logical step in the process. Why didn't they raise money for this years ago?

I do not live in the Country Club area, but have followed this situation closely since I own property on another golf course in the area. As a taxpayer in Escondido I also do not appreciate the amount of the City's funds that have been used to deter the development of this land. The area has now become a haven for gangs and the homeless, and is no longer just an eyesore...it is dangerous. How many years is this going to continue?

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_9\_5)  
AppleWebKit/601.7.8 (KHTML, like Gecko) Version/9.1.3 Safari/537.86.7  
REMOTE\_HOST: 68.111.196.37  
REMOTE\_ADDR: 68.111.196.37  
LOCAL\_ADDR: 10.255.2.55

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Please help clean up our neighborhood. YES on the Villages!  
**Date:** Friday, August 18, 2017 6:33:03 AM

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Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Mark Kazemier <[mb.kazemier@icloud.com](mailto:mb.kazemier@icloud.com)>  
**Date:** August 17, 2017 at 3:48:01 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Please help clean up our neighborhood. YES on the Villages!  
**Reply-To:** [mb.kazemier@icloud.com](mailto:mb.kazemier@icloud.com)

Dear Council,

I support The Villages plan, and am writing to share that I think you should as well. It is about time that we get this right, and make a smart choice to eliminate the blight in our community. The Villages plan would drastically improve the quality of life for all the neighbors who have to live near, drive by and see this horrible building each day. As elected leaders, we count on you to make our neighborhood a better place to live. The plans by New Urban West do just that and I hope we can count on your support.

Best regards,  
Mark Kazemier  
1040 W Country Club Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Country Club and Golf Course - fix that mess!  
**Date:** Friday, August 18, 2017 6:35:27 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Melisa Kazemier <[melisa.kazemier@gmail.com](mailto:melisa.kazemier@gmail.com)>  
**Date:** August 17, 2017 at 11:30:46 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Country Club and Golf Course - fix that mess!  
**Reply-To:** [melisa.kazemier@gmail.com](mailto:melisa.kazemier@gmail.com)

Dear City Council,

I am a resident of the Escondido Country Club neighborhood and I have been looking at the decrepit state of the abandoned clubhouse for four years now. Enough is enough! It seems like every week there is more graffiti, and it makes our whole neighborhood look terrible. I, along with many of my neighbors, agree that something has to be done about this eye sore. We support The Villages project and are so excited about plans to replace the deteriorating clubhouse with a brand new restaurant. We need to clean up the Country Club now!

Regards,  
Melisa Kazemier  
1040 W Country Club Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: We are ready - please approve The Villages!!  
**Date:** Friday, August 18, 2017 6:32:22 AM

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Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Melisa Kazemier <[melisa.kazemier@gmail.com](mailto:melisa.kazemier@gmail.com)>  
**Date:** August 17, 2017 at 4:06:24 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** We are ready - please approve The Villages!!  
**Reply-To:** [melisa.kazemier@gmail.com](mailto:melisa.kazemier@gmail.com)

Dear Escondido City Council,

I live near the Escondido Country Club and would like to see The Villages plan move forward because it will be the first housing project in Escondido to incorporate solar energy options on all homes. In addition, the land will be around 35% less dense than what the general plan currently allows. This is a sustainable infill project that will benefit the entire City of Escondido, which is why I ask you to approve it without delay.

Thank you,  
Melisa Kazemier  
1040 W Country Club Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Solution for the old Escondido Country Club  
**Date:** Wednesday, July 26, 2017 4:07:28 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Carl Kelley [mailto:Ckelley@financeofamerica.com]  
**Sent:** Tuesday, June 13, 2017 8:56 PM  
**To:** Michael Morasco  
**Subject:** Solution for the old Escondido Country Club  
Escondido Elected Officials,

It has been four years since the Escondido Country Club and Golf Course has closed. I am tired of seeing my property value sag due to this terrible mess in our neighborhood. Now is the time for us all to work together to end this horrible mess.

Please support The Villages plan to help Escondido home values get back on track.

Thanks,  
Carl Kelley  
2520 Emerald Oaks Glen  
Escondido, CA 92027 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Please support a sustainable future  
**Date:** Wednesday, July 26, 2017 4:03:20 PM  
**Attachments:** [image001.jpg](#)

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**From:** Carole lafica [mailto:[vlafica@gmail.com](mailto:vlafica@gmail.com)]  
**Sent:** Tuesday, June 20, 2017 3:37 PM  
**To:** Michael Morasco  
**Subject:** Please support a sustainable future  
Dear Mayor and Council,

Now is the time to take action and clean up the Escondido Country Club. The opportunity is upon us to improve the City of Escondido and support a more sustainable future for our children. New Urban West has proposed The Villages plan, which will restore the abandoned Escondido Country Club by bringing new, environmentally-friendly housing. The Villages is the biggest project in the history of North San Diego County to include solar panels on 100% of homes built. The plan also includes other sustainable elements, like recycled water irrigation methods and eco-friendly building materials. I hope you'll consider approving this plan because it's great for Escondido and our planet too!

Best,  
Carole lafica  
525 W El Norte Pkwy  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Support The Villages  
**Date:** Wednesday, July 26, 2017 3:52:13 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Candice Lake [mailto:michael.candice.lake@gmail.com]  
**Sent:** Monday, July 10, 2017 2:21 PM  
**To:** Michael Morasco  
**Subject:** Support The Villages  
Escondido Council Members,

As a resident of Escondido, I urge your support of The Villages plan. Keeping our economy thriving is critical to making Escondido a great place to live. The great new plan will generate millions in new revenue sources to fund services we all rely on. More importantly, the project will create jobs that Escondido needs. Thank you for considering my support.

Sincerely,  
Candice Lake  
2035 Fuerte Ln  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Renew the decaying Country Club  
**Date:** Wednesday, July 26, 2017 4:03:01 PM  
**Attachments:** [image001.jpg](#)

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**From:** Kevin larkin [mailto:biolarki@hotmail.com]

**Sent:** Tuesday, June 20, 2017 3:44 PM

**To:** Michael Morasco

**Subject:** Renew the decaying Country Club

Honorable Council Members,

I support The Villages plan to renew the decaying Escondido Country Club because it will create hundreds of new jobs at no cost to taxpayers. Construction is a popular industry in Escondido, and it has been suffering. This plan will help our construction workers get back on their feet. Please approve The Villages plan to stimulate job growth in Escondido.

Best,  
Kevin larkin  
1167 Idaho Ave  
Escondido, CA 92027 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Former Escondido Country Club  
**Date:** Wednesday, July 26, 2017 3:58:00 PM  
**Attachments:** [image001.jpg](#)

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**From:** Kevin larkin [mailto:biolarki@hotmail.com]  
**Sent:** Friday, June 30, 2017 11:31 AM  
**To:** Michael Morasco  
**Subject:** Former Escondido Country Club  
Honorable Mayor and Council Members,

I am a firm supporter of The Villages project New Urban West is proposing. I am excited by the opportunity to finally replace an abandoned golf course littered with trash and graffiti! Replacing the golf course with brand new residences, parks and trails will help our economy grow. The new revenue will help support vital programs like schools and public services. This will help attract young families and new residents to help build a thriving neighborhood. Please support The Villages plan!

Warm Regards,  
Kevin larkin  
1167 Idaho Ave  
Escondido, CA 92027 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club redevelopment - Vote YES  
**Date:** Monday, August 14, 2017 4:50:10 PM

---

**From:** Ed Gallo  
**Sent:** Monday, August 14, 2017 4:45 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Escondido Country Club redevelopment - Vote YES  
**From:** Maureen Loscher [<mailto:loscher@cox.net>]  
**Sent:** Monday, August 14, 2017 4:29 PM  
**To:** Ed Gallo <[egallo@escondido.org](mailto:egallo@escondido.org)>  
**Subject:** Escondido Country Club redevelopment - Vote YES

Dear City Council,

I am excited to support New Urban West's plan to renew the old Escondido Country Club. I love that we will be able to see green space and walking trails. I am especially excited about the new restaurant and bar that will replace the old clubhouse. It will be great to have something like that within walking distance of our home again. I fully support this project, and I respectfully request that the City Council help us make this plan a reality.

Best,  
Maureen Loscher  
2140 Sleepy Hollow Rd  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Please vote to approve The Villages for ECC  
**Date:** Friday, August 18, 2017 6:35:02 AM

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Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Mark Loscher <[mark.loscher@gmail.com](mailto:mark.loscher@gmail.com)>  
**Date:** August 17, 2017 at 12:47:53 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Please vote to approve The Villages for ECC  
**Reply-To:** [mark.loscher@gmail.com](mailto:mark.loscher@gmail.com)

Dear City Council,

The Villages plan makes perfect sense for our neighborhood. The new homes, walking trails, swimming pool and restaurant will provide a wonderful community atmosphere for all community residents to enjoy. Please help us make this plan a reality so we can start enjoying the benefits this development will bring.

Thank you,  
Mark Loscher  
2140 Sleepy Hollow Rd  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Former golf course and country club  
**Date:** Wednesday, July 26, 2017 4:08:48 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Denise Miner [mailto:denise\_1131@hotmail.com]  
**Sent:** Tuesday, June 13, 2017 11:53 AM  
**To:** Michael Morasco <Mmorasco@escondido.org>  
**Subject:** Former golf course and country club

Dear Deputy Mayor Michael Morasco,

I support the Villages plan because over 40 percent of the development will be dedicated open space. This was something that residents felt strongly about including in the plan, and New Urban West listened to what the community wanted. I am thrilled that The Villages project will maintain 48 acres of open space, including four miles of walking paths and three big new parks. Let's make the neighborhood green again!

Thank you,  
Denise Miner  
1708 Pinehurst Ave  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club and Golf Course  
**Date:** Monday, August 7, 2017 10:00:22 AM

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**From:** Ed Gallo  
**Sent:** Sunday, August 6, 2017 12:51 PM  
**To:** Bernadette Bjork  
**Subject:** Fw: Escondido Country Club and Golf Course  
Ed Gallo

---

**From:** Denise Miner <[denise\\_1131@hotmail.com](mailto:denise_1131@hotmail.com)>  
**Sent:** Saturday, August 5, 2017 11:17 AM  
**To:** Ed Gallo  
**Subject:** Escondido Country Club and Golf Course  
Dear City Council,

I support The Villages plan for the former Escondido Country Club because it helps support a healthy economy by creating new jobs. The new facilities, like the restaurant and bar, will provide many good-paying jobs for hard-working people. Additionally, the development will create hundreds of construction jobs. As the construction sector has suffered in recent years, this project could be a major job creator for Escondido's construction workers. Please support The Villages plan to help bring more jobs to Escondido.

Sincerely,  
Denise Miner  
1708 Pinehurst Ave  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club redevelopment project  
**Date:** Friday, August 11, 2017 8:54:24 AM

---

**From:** Michael Morasco  
**Sent:** Friday, August 11, 2017 8:53 AM  
**To:** Bernadette Bjork  
**Subject:** Fwd: Escondido Country Club redevelopment project

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Don Miner <[denise\\_1131@hotmail.com](mailto:denise_1131@hotmail.com)>  
**Date:** August 11, 2017 at 8:41:30 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Escondido Country Club redevelopment project  
**Reply-To:** [denise\\_1131@hotmail.com](mailto:denise_1131@hotmail.com)

Dear City Council,

Escondido has really been hurting since the departure of the Country Club. It is about time the City works together with the community to come up with a solution to breathe new life into this old lot. Something is going to happen on this property and The Villages plan is a good option for us to turn a neighborhood eyesore into a jewel. Let's revitalize our community today. Please support The Villages proposal.

Regards,  
Don Miner  
1708 Pinehurst Ave  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Four years of inaction is TOO long  
**Date:** Friday, August 18, 2017 2:37:16 PM

---

**From:** Michael Morasco  
**Sent:** Friday, August 18, 2017 1:55 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: Four years of inaction is TOO long

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Claudia Nevarez <[claudia.nevarez31@gmail.com](mailto:claudia.nevarez31@gmail.com)>  
**Date:** August 18, 2017 at 8:45:31 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Four years of inaction is TOO long  
**Reply-To:** [claudia.nevarez31@gmail.com](mailto:claudia.nevarez31@gmail.com)

Mayor and Councilors,

Please support this plan, people need houses, we don't want our kids having to move to Temecula or Ramona because there are no houses available here!! we also need trails to exercise and walk safely, nice parks sound also great for our families and Escondido City.. please help us to beautify our neighborhood!! Some people is just thinking to preserve their nice views but that's not the right thinking...we cannot allow ourselves to be selfish!! Thanks in advanced!!  
Sincerely, Claudia Nevarez

Thank you,  
Claudia Nevarez  
1341 Portola Ave  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Escondido Country Club Development  
**Date:** Wednesday, July 26, 2017 3:59:19 PM  
**Attachments:** [image001.jpg](#)

---

**From:** LUIS NEVAREZ [mailto:Luis.Nevarez.1966@gmail.com]

**Sent:** Monday, June 26, 2017 11:45 AM

**To:** Michael Morasco

**Subject:** Escondido Country Club Development

Dear City Council Members,

Recently moved to the old Escondido Country Club area, I'm very excited about the Villages project in my neighborhood, and writing to you to let you that I support this project.

Why I support the Villages project?

- 1.- It is a shame to see that space being deteriorated, with no use and without the proper care that a green space requires.
- 2.- That "green space has no use other than being a big backyard for the houses around it.
- 3.- Other people deserve to live in this neighborhood !
- 4.- This project will increase the value of my property
- 5.- This property will bring beauty where we have a wild, uncared, unenjoyable empty space
- 6.- This project will bring multiple benefits to my neighborhood
- 7.- Multiple families will be able to buy a house in a good area.

Regards,

LUIS NEVAREZ

1341 Portola Ave

Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Clean up this mess!  
**Date:** Wednesday, July 26, 2017 3:50:33 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Robert Nolan [mailto:[hojono@cox.net](mailto:hojono@cox.net)]  
**Sent:** Wednesday, July 12, 2017 4:22 PM  
**To:** Michael Morasco  
**Subject:** Clean up this mess!  
Escondido City Councilmembers,

I'd like to share my strong support for The Villages plan New Urban West is proposing in Escondido. We owe it to all Escondido residents to clean up this crime-ridden mess.

Please support The Villages!

Thanks.  
Robert Nolan  
438 Skyridge Ln  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): Villages  
**Date:** Tuesday, July 18, 2017 9:05:16 AM

---

FYI

**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Tuesday, July 18, 2017 8:34 AM  
**To:** Sam Abed <sabed@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; John Masson <jmasson@escondido.org>  
**Subject:** Contact Council (select recipient from drop-down list): Villages

Florine nystrom  
[Flonystrom@verizon.net](mailto:Flonystrom@verizon.net)

Dear city counsel members,

my husband and I live at 1428 w country club lane. We are on the defunct golf course and on the busy country club lane. So of course have some concerns about the new development. We are in favor of the new development HOWEVER have concerns:

1. There are three pine trees a yard from our boundary so when those trees are cut down there will be debris and pine needles everywhere close to our home. I have allergies so am concerned. Will urban west clean our windows and gutters after removing the trees? Presently those three trees shed needles and I'm constantly sweeping our patios and we have to pay every three to four months to have the gutters cleared.
2. Noise during construct I'm sure will be a problem but it seems like it may be addressed already.
3. Of course adding close to 400 homes will increase traffic. We already have traffic during commute times in the morning and evening. A roundabout will improve and slow down those cars. If country club has one lane and a bike lane will we still have parking in front of our home? Please make sure we do!
4. Water drainage has been an issue this winter! Three trees fell over the drainage channel. No one removed them so water was moving towards our lot. Luckily it didn't make it! So we are happy to see that issue taken care of,
- 5 sad that our Hawks who have built a nest in the eucalyptus trees will lose their homes. Will other suitable trees be planted for our Hawks. When bulldozers dig up the ground where will those gophers go? They've already made tunnels in our yards! again will urban west help us manage that problem?? The bunnies and coyotes will fend for themselves.

These concerns are important to use because we will be so close to the construction site which is usually not the norm for home developments! Please keep our home in your thoughts during this vote.

Thabk youn

florine and terry nystrom

to: Mayor Sam Abed <sabed@escondido.org>

from: Holly Oquist <holsuz@gmail.com>

date: Wednesday, June 07, 2017 at 10:56 AM

subject: Escondido Country Club

Dear City Council

I have lived in the Country Club neighborhood for over 40 years. I was born and raised in a home just a short walk from the former clubhouse. I learned to swim at the clubhouse pool and fondly remember birthdays, anniversaries and other special occasions held at the former club. It was amazing! As an adult, I chose to move back to the area. I love this community and have lived here my whole life. It has been terrible to see the property deteriorate into the mess it is in today.

But for the first time in a long while, I am excited about the future of my neighborhood. I had a chance to learn about the plans to clean up the property and create lots of new open space, parks, trails and the new recreation area. I am looking forward to cleaning up the blight, removing that ugly chain link fence and seeing my neighborhood return to the vibrant place it once was. When I see all the young families that have moved into the area, I can't help but think these kids deserve to have the same great childhood that I had.

Please support the plans put forth by New Urban West. It will finally allow our area to put an end to this sad chapter and move forward toward a brighter future for all.

Thank you for taking time to consider my views.

Regards,

Holly Oquist

2016 Camino Dr

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Let's get this project done!  
**Date:** Wednesday, July 26, 2017 3:51:46 PM  
**Attachments:** [image001.jpg](#)

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**From:** Thea Patouhas [mailto:[tnorment@stanfordalumni.org](mailto:tnorment@stanfordalumni.org)]  
**Sent:** Tuesday, July 11, 2017 1:06 PM  
**To:** Michael Morasco  
**Subject:** Let's get this project done!  
Hello,

I am writing in support of The Villages plan proposed by New Urban West. This plan to renew the Country Club will not only clean up the mess left behind by the closed golf course, it will also get rid of the crime that has manifested in our backyard.

Please consider approving this plan to make the residents feel safe again!

Sincerely,  
Thea Patouhas  
1393 Park Hill Ln  
Escondido, CA 92025 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Escondido Country Club and Gold Course  
**Date:** Wednesday, July 26, 2017 3:52:30 PM  
**Attachments:** [image001.jpg](#)

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**From:** Melissa Peterson [mailto:mamurrieta@cox.net]  
**Sent:** Monday, July 10, 2017 12:40 PM  
**To:** Michael Morasco  
**Subject:** Escondido Country Club and Gold Course

Dear Council,

I am an Escondido resident and am writing to express my support for The Villages Plan to renew the blighted Escondido Country Club. After the closure of the golf course four years ago, the neighborhood has fallen into disrepair. We now have an opportunity to clean up the neighborhood and replace the decaying golf course with great new amenities. I'm looking forward to the new dining options, trail system, and pool that the project will bring. I'm also looking forward to the deteriorating clubhouse being replaced with a brand new Village Center. The neighborhood is tired of looking at the old clubhouse, which is an eyesore that has become a target for crime. Please help turn this neighborhood around and approve The Villages plan today.

Regards,  
Melissa Peterson  
2041 Golden Cir Dr  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Redvelopment of the old country club property  
**Date:** Thursday, July 20, 2017 4:30:13 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:25 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Redvelopment of the old country club property  
**From:** Melissa Peterson [<mailto:mamurrieta@cox.net>]  
**Sent:** Thursday, July 13, 2017 2:00 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Redvelopment of the old country club property  
Dear Council,

I support The Villages plan for the former Escondido Country Club. The new jobs it will bring will help create and support a healthy local economy . The development will create hundreds of construction jobs, in addition to jobs created by the restaurant and bar amenities. As the construction sector has suffered in recent years, this project could be a major job creator for Escondido's construction workers. Please support The Villages plan to help bring more jobs to Escondido.

Sincerely,  
Melissa Peterson  
2041 Golden Cir Dr  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: The Villages Project  
**Date:** Wednesday, August 9, 2017 9:08:02 AM

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**From:** Michael Morasco  
**Sent:** Tuesday, August 8, 2017 5:02 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: The Villages Project

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Patrick Peterson <[mamurrieta@cox.net](mailto:mamurrieta@cox.net)>  
**Date:** August 8, 2017 at 12:18:46 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** **The Villages Project**  
**Reply-To:** [mamurrieta@cox.net](mailto:mamurrieta@cox.net)

Dear City Council,

I support The Villages plan and I am writing to ask you to support it as well. Not only will the buffer between the new and existing homes provide us residents with plenty of privacy, it will also provide us with walking trails and beautiful scenery. Plus, the housing is 35% less dense than the permitted limit. This is common sense development. Let's get this built so we can finally be rid of the eyesore.

Best regards,  
Patrick Peterson  
2041 Golden Circle Dr  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Country Club redevelopment project  
**Date:** Friday, August 11, 2017 11:43:08 AM

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**From:** Ed Gallo  
**Sent:** Friday, August 11, 2017 11:24 AM  
**To:** Bernadette Bjork  
**Subject:** Fw: Country Club redevelopment project  
Ed Gallo

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**From:** Patrick Peterson <[mamurrieta@cox.net](mailto:mamurrieta@cox.net)>  
**Sent:** Friday, August 11, 2017 8:57 AM  
**To:** Ed Gallo  
**Subject:** Country Club redevelopment project  
Dear Council,

The Villages plan is a smart choice for the City of Escondido that would benefit hundreds, if not thousands, of residents. The plan will bring new amenities, including a restaurant, bar, open space and a trail system that will benefit the existing community and new residents. However, I am most excited for the removal of the abandoned clubhouse, which has served as no more than a magnet for crime. Let's work together and support this solution to revitalize the Escondido Country Club neighborhood now!

Kind Regards,  
Patrick Peterson  
2041 Golden Circle Dr  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Replace the abandoned Escondido Country Club  
**Date:** Wednesday, August 9, 2017 3:10:45 PM

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**From:** Ed Gallo  
**Sent:** Wednesday, August 9, 2017 3:01 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Replace the abandoned Escondido Country Club  
**From:** Michelle Pettycord [<mailto:pettycord@gmail.com>]  
**Sent:** Wednesday, August 09, 2017 1:19 PM  
**To:** Ed Gallo <[egallo@escondido.org](mailto:egallo@escondido.org)>  
**Subject:** Replace the abandoned Escondido Country Club

Dear City Council,

We need to allow a responsible plan for improvement of this project! The development has been hampered by a handful of vocal residents and I'm tired of seeing a few speak for all of us. I am in support of The Villages plan for the abandoned Escondido Country Club, and hope you are too. By replacing a decaying and abandoned golf course with new residences and amenities, we have the unique opportunity to help our economy grow. The plan creates hundreds of local jobs while providing access to great new parks, trails at no cost to taxpayers. The new revenues generated by the project will help support vital programs like schools and public services. This is exactly what we need in our City. This is a win-win for the residents and the City. Please support The Villages plan.

Best Regards,  
Michelle Pettycord  
1405 Ferrara Ct  
Escondido, CA 92025

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Redevelopment of the old country club property  
**Date:** Thursday, July 20, 2017 4:28:06 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:22 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Redevelopment of the old country club property  
**From:** Chelise Ramsey [<mailto:chelise@chelise.com>]  
**Sent:** Monday, July 17, 2017 3:11 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Redevelopment of the old country club property  
Dear City Council Members

I am an Escondido Country Club resident and I would like to express my support for the plan to redevelop the former Escondido Country Club property. The Villages plan will create walking/running trails and community amenities like a pool, gym, and tennis courts. The plan also proposes a new restaurant and bar. These are welcome additions that will help revitalize this abandoned neighborhood while raising property values and supporting a healthy economy in the process. Please consider approving this plan to improve the quality of life for nearby residents.

Thank you,  
Chelise Ramsey  
1730 Judith Pl  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Country Club redevelopment  
**Date:** Friday, July 28, 2017 11:15:55 AM

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**From:** Michael Morasco  
**Sent:** Friday, July 28, 2017 11:14 AM  
**To:** Bernadette Bjork  
**Subject:** Fwd: Country Club redevelopment

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Jared Ramsey <[jarmech@gmail.com](mailto:jarmech@gmail.com)>  
**Date:** July 28, 2017 at 10:40:39 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Country Club redevelopment  
**Reply-To:** <[jarmech@gmail.com](mailto:jarmech@gmail.com)>

Dear Council,

I am an Escondido Country Club resident and I would like to express my support for the plan to redevelop the former Escondido Country Club property. The Villages plan will create walking/running trails and community amenities like a pool, gym, and tennis courts. The plan also proposes a new restaurant and bar. These are welcome additions that will help revitalize this abandoned neighborhood while raising property values and supporting a healthy economy in the process. Please consider approving this plan to improve the quality of life for nearby residents.

Sincerely,  
Jared Ramsey  
1730 Judith Pl  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: I am en Escondido Country Club resident  
**Date:** Wednesday, July 26, 2017 3:59:57 PM  
**Attachments:** [image001.jpg](#)

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**From:** Karen Rinard [mailto:karenrinard@gmail.com]  
**Sent:** Friday, June 23, 2017 11:03 AM  
**To:** Michael Morasco  
**Subject:** I am en Escondido Country Club resident  
Dear City Council,

I am in favor of the proposal from New Urban West for the abandoned Country Club property. The area is an eyesore in desperate need of redevelopment. There is never going to be another golf course on this property. Vandalism of the area and existing homes grows everyday. We need to move on and approve this project . It will help alleviate the housing shortage, increase our property values and provide beautiful community amenities. I would love having neighborhood gatherings and concerts in the park. Let's stop the selfish rhetoric and get this project approved. I hope that the City Council will green light this plan soon!

Most Sincerely,  
Karen Rinard  
1842 Da Gama Ct  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: The Villages project at the old golf course  
**Date:** Wednesday, July 26, 2017 3:53:28 PM  
**Attachments:** [image001.jpg](#)

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**From:** Karen Rinard [mailto:karenrinard@gmail.com]  
**Sent:** Friday, July 07, 2017 11:43 AM  
**To:** Michael Morasco  
**Subject:** The Villages project at the old golf course  
Dear City Council,

I heartily support The Villages. I look forward to the eyesore being gone, our property values going up and having a place for community events.  
IT IS TIME to make this move!

Sincerely,  
Karen Rinard  
1842 Da Gama Ct  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Escondido Country Club has become an eyesore  
**Date:** Wednesday, July 26, 2017 4:09:49 PM  
**Attachments:** [image001.jpg](#)

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**From:** Sean robertson [mailto:4throbertson@gmail.com]  
**Sent:** Monday, June 12, 2017 3:47 PM  
**To:** Michael Morasco <Mmorasco@escondido.org>  
**Subject:** Escondido Country Club has become an eyesore

Mayor and City Council,

The Escondido Country Club has become the eye sore of Escondido. The decrepit state of the neighborhood reflects badly on the whole City. Escondido has been taking great steps to revitalize the area and improve the quality of life for its residents. Please don't leave the Country Club neighborhood out!

Please help restore this neighborhood by approving The Villages project. This plan is not only great for the Country Club neighborhood, but the City of Escondido as a whole. This could be another important step in improving the state of our City.

Thank you for your consideration.

Best Regards,  
Sean robertson  
2000 Montego Ave  
Escondido, CA 92026 |

**RECEIVED**  
JUL 31 2017  
PLANNING DIVISION



## Renew Our Country Club

1026 El Norte Parkway, PMB 226

Escondido, CA 92026

[ROCC.together@gmail.com](mailto:ROCC.together@gmail.com)

[www.renewourcountryclub.org](http://www.renewourcountryclub.org)

July 27, 2017

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

Dear Ms. Blackson,

Renew Our Country Club ("ROCC") is a community organization working to create positive change in the Escondido Country Club area. We have been working alongside New Urban West to provide our input on the current redevelopment proposal. We support the existing Villages plan for the property and urge the City Council to approve this plan.

For the past several months, we have been requesting our members and supporters write letters to the Mayor and Council to express support for the Villages. Those letters are attached here.

Please include these letters in the draft EIR.

Thank you,

A handwritten signature in black ink, appearing to read "Miles Grimes".

Miles Grimes

Renew Our Country Club

**Cc: Mike Strong, Assistant Planning Director**  
**Bill Martin, Director of Community Development**  
**Jay Petrek, Assistant City Manager**  
**Jeff Epp, City Manager**  
**Jeff Webber, Planning Commission**

to: Mayor Sam Abed <sabed@escondido.org>

from: Holly Oquist <holsuz@gmail.com>

date: Wednesday, June 07, 2017 at 10:56 AM

subject: Escondido Country Club

Dear City Council

I have lived in the Country Club neighborhood for over 40 years. I was born and raised in a home just a short walk from the former clubhouse. I learned to swim at the clubhouse pool and fondly remember birthdays, anniversaries and other special occasions held at the former club. It was amazing! As an adult, I chose to move back to the area. I love this community and have lived here my whole life. It has been terrible to see the property deteriorate into the mess it is in today.

But for the first time in a long while, I am excited about the future of my neighborhood. I had a chance to learn about the plans to clean up the property and create lots of new open space, parks, trails and the new recreation area. I am looking forward to cleaning up the blight, removing that ugly chain link fence and seeing my neighborhood return to the vibrant place it once was. When I see all the young families that have moved into the area, I can't help but think these kids deserve to have the same great childhood that I had.

Please support the plans put forth by New Urban West. It will finally allow our area to put an end to this sad chapter and move forward toward a brighter future for all.

Thank you for taking time to consider my views.

Regards,

Holly Oquist

2016 Camino Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Tommy Reeves <tanthonyreeves@outlook.com>  
date: Wednesday, June 07, 2017 at 7:54 PM  
subject: Former Escondido Country Club

Dear Council,

I live in the Escondido Country Club area. I have been a resident for the past 3 years. I am really hoping we can move on from the mess that has become of the old clubhouse and golf course. Four years of inaction is way too long – we need to clean up our community and restore the area. This is exactly why I support the current plans for the property put forth by New Urban West. As elected leaders, we rely on you to think about what is best for the future of our neighborhood and city. The reality is, our community will be better off once the blight and ugly chain link fence is gone. Please consider all the young families in the area who will benefit from new parks, trails and places to make new friends. This is a good plan for the City and the residents of our area.

I hope we can count on your support.

Sincerely,

Tommy Reeves

1824 David Dr

to: Mayor Sam Abed <sabed@escondido.org>

from: Cynthia Selbrede <cynthia37@cox.net>

date: Wednesday, June 07, 2017 at 7:55 PM

subject: Country Club neighborhood

Honorable Council,

Our neighborhood, our our home values have suffered since the old country club began to fall into disrepair. New Urban West has really made an effort to work with the community to come up with a solution to breathe new life into this old lot. I urge the city council to approve this plan as it is a result of our community collaboration. Something is going to happen on this property and The Villages plan is a good option for us to turn a neighborhood eyesore into a jewel. Let's revitalize our community today. Please support The Villages proposal.

Kind regards,

Cynthia Selbrede

1753 Arroyo Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Nate Turner <nate@cabrilloteam.com>  
date: Thursday, June 08, 2017 at 1:56 PM  
subject: Escondido Country Club and Golf Course

Dear Councilmembers,

I have been a neighbor in the Country Club area for the past 8 years. I was born and raised here in Escondido and it has been wonderful to raise our five children in this neighborhood. However, it is getting difficult to see the blighted condition of the former clubhouse and grounds. It is time to move forward with development.

The good news is that the plan on the table will clean up the area and create a better environment for my children. I am excited about being able to take my kids to a neighborhood park, teach them to ride a bike on the new trails or walk to the pool and restaurant area. I am also impressed with the current proposal because it reserves over 40% of the property as permanent open space while also providing parks and trails at no cost to current homeowners. As a real estate professional, I know this plan will help increase property values and will serve as a benefit for the City of Escondido as well.

I know there are a large number of people who share my views and want to move forward. I also recognize there are people who want nothing done with the property. This simply isn't realistic. Something is going to happen here and I think we have a great opportunity with the current proposal. Let's be sure to seize it.

Please help our community move forward toward a better future. Thank you for your consideration.

Sincerely,

Nate Turner

2091 Golden Cir Dr

to: Mayor Sam Abed <sabed@escondido.org>

from: Lisa Hayden <mxofficer@yahoo.com>

date: Thursday, June 08, 2017 at 4:56 PM

subject: Escondido Country Club

Council members,

I am writing to urge your support for the redevelopment plans put forth by New Urban West. As a resident of the Country Club area, I am excited about the prospect of my neighborhood becoming a vibrant community once again. The blight caused by the abandoned clubhouse and the massive chain link fence that surrounds our neighborhood is driving down property values and creating a culture where people do not take pride in their neighborhood. I have heard complaints from those who oppose any development but they offer no solutions. The current plan for the property restores the pride in our area and provides wonderful amenities for all of us to enjoy.

I hope you will do what is best for our community and support the New Urban West plans.

Thank you,

Lisa Hayden

2016 Billy Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: David DesRochers <d-desrochers@sandiegogulls.com>

date: Thursday, June 08, 2017 at 7:28 PM

subject: Please support the Villages redevelopment plan

Dear Councilmembers,

I am writing today to ask for your support for the proposal by New Urban West to clean up the former Escondido Country Club. As the father of young children, I would like to see them grow up in a thriving community that focuses on the future, not one marked by a blighted, abandoned clubhouse and chain link fence. I would also like you to consider some safeguards to ensure this is a smart development. I am asking for you to look into the traffic flow and speed of traffic in and out of the neighborhood. I would suggest speed bumps to be installed on Gary Lane, Country Club Lane and parts of Nutmeg in front of the church and preschool. While I feel this development will enhance the quality of life for everyone in the neighborhood, I want to ensure that our children are protected on residential streets. I love the design of these new communities and think the developers were smart in the design and flow of traffic in and out of the neighborhood but I fear existing residents will increasingly avoid the new villages exit points and travel at high rates of speed up Gary Ln. I've lived in this community for 5 years, and can tell you that we are ready to move forward and see progress. There are so many young families that have moved into the area that deserve a better environment for their kids to grow up. This is a win-win for the City of Escondido and the community. Don't let a minority of neigh-sayers stonewall smart development that includes parks and walking paths, open space and retail amenities for the whole community. Let's end this mess and restore the pride in our neighborhood. I hope we can count on your support.

Thank you,

David DesRochers

1621 Gary Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Teri Argabright <teri@argabright.net>

date: Friday, June 09, 2017 at 7:49 AM

subject: Please support the Villages project

Dear Council,

We bought our home in the Escondido Country Club area 4 years, 4 months ago. While we were in escrow, the golf course was beautiful to look at - one of the reasons we made our purchase. We certainly had no inkling of the drama to come. One month after we moved in, the course was taken over by a new owner and it has been a sad sight ever since. We did not purchase our home anticipating the view of a chain link fence surrounded by overgrown weeds and dying trees every time we drive or walk through our neighborhood. Watching the decay of the area has been heart-breaking and the focus of too much anguish for our community.

Because of this history, we are very much in support of the redevelopment plan proposed by New Urban West, currently in front of you for consideration.

We understand that the number of homes offered by this plan is a source of contention by some in our community. We also understand that the number of homes is being driven by the non-negotiable asking price that the owner is requiring for the property. Within those constraints, the NUW plan is thoughtful, well-conceived, and based on solid input from many of us who live here. We are very much looking forward to this plan coming to fruition, making our community a beautiful place again, thriving with a new energy and atmosphere.

We hope you will support the proposal put forth by New Urban West. Thank you for taking time to read this letter.

Thanks,

Teri Argabright

1713 Larkhaven Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: Alyssa Vafaei <asoboleski@gmail.com>

date: Friday, June 09, 2017 at 5:14 PM

subject: Golf course and country club property

Dear City Council,

The time to take action is long overdue. It is time to clean up the Escondido Country Club. Please don't delay the inevitable! Something has got to be done about this deteriorating property in my neighborhood. New Urban West has proposed a responsible, viable plan that will bring our neighborhood back to life. Please don't waste any more time. Approve The Villages plan to restore our community!

Best,

Alyssa Vafaei

1856 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Gary Murphy <grmurphy538@gmail.com>  
date: Friday, June 09, 2017 at 5:16 PM  
subject: Golf course and country club redevelopment

Good evening,

The closure of the Escondido Country Club and Golf Course has dealt a great loss to the entire Escondido Community. The aging and abandoned structure has been replaced with graffiti, boarded windows, glass and trash, not to mention the crime that accompanies it. It is difficult to avoid seeing the fields of weeds each time we drive home. The Villages plan would be a great option to fix this mess permanently. It's past time to move forward with redevelopment of the former Country Club and Golf Course. The property is a straight-up eyesore and makes me sad for my community. I think the plan that New Urban West has presented is a win for all parties, and I encourage you to approve it without delay

Best regards,

Gary Murphy

1753 Harold Rd

to: Mayor Sam Abed <sabed@escondido.org>  
from: Sean Robertson <4throbertson@gmail.com>  
date: Monday, June 12, 2017 at 4:34 PM  
subject: Escondido Country Club has become an eyesore

Mayor and City Council,

The Escondido Country Club has become the eye sore of Escondido. The decrepit state of the neighborhood reflects badly on the whole City. Escondido has been taking great steps to revitalize the area and improve the quality of life for its residents. Please don't leave the Country Club neighborhood out!

Please help restore this neighborhood by approving The Villages project. This plan is not only great for the Country Club neighborhood, but the City of Escondido as a whole. This could be another important step in improving the state of our City.

Thank you for your consideration.

Best Regards,

Sean Robertson

2000 Montego Ave

to: Mayor Sam Abed <sabed@escondido.org>  
from: Mike Sannella <mike\_sann@yahoo.com>  
date: Monday, June 12, 2017 at 4:52 PM  
subject: Former Escondido Country Club and Golf Course

Dear City Council,

I am writing to express my support for The Villages plan proposed by New Urban West. I am a homeowner in the Escondido Country Club neighborhood and it has been hard for my family to watch our neighborhood fall apart over the last few years. What was once a beautiful and vibrant community is now decayed and plagued with graffiti. The green fields of the golf course are now patches of brown, dead grass. I want my family to live in a neighborhood they are proud of, and I believe that The Villages plan is our best bet at bringing this community back to life. I urge the City Council to take action and support this project. Please help us restore pride in our community.

Regards,

Mike Sannella

1888 Fairway Park

to: Mayor Sam Abed <sabed@escondido.org>  
from: Melody Seekins <melodyseekins@yahoo.com>  
date: Monday, June 12, 2017 at 5:41 PM  
subject: Restore Neighborhood Pride

Escondido Council Members,

I am writing to express my support for The Villages plan proposed by New Urban West. I am a homeowner in the Escondido Country Club neighborhood and it has been hard for my family to watch our neighborhood fall apart over the last few years. What was once a beautiful and vibrant community is now decayed and plagued with graffiti. The green fields of the golf course are now patches of brown, dead grass.

I want my family to live in a neighborhood they are proud of, and I believe that The Villages plan is our best bet at bringing this community back to life. I urge the City Council to take action and support this project. Please help us restore pride in our community.

Sincerely,

Melody Seekins

3242 Laurashawn Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Mitchell Bailey <tbailey@plum.com>

date: Monday, June 12, 2017 at 6:07 PM

subject: Old Escondido Country Club property

Dear Councilmembers,

I am a homeowner in the Escondido Country Club area and a local business owner. I have lived in the neighborhood for the past 4 years. It is time to move forward with development and end the mess that has consumed our area since we moved in. It has been sad to watch the abandoned clubhouse turn into a blighted eyesore. Coming home from work to see a big chain link fence, crumbling building and patch of weeds is not what I imagine for my future. It is not what our neighborhood deserves. Quite simply, we can do better for our community and our City.

Fortunately, the current development plans provide a path to a brighter future and creates a win-win for our area and the City of Escondido. The proposal reserves over 40% of the property as open space and provides great amenities within walking distance, most offered at no cost to current homeowners. The City will get more money for needed services and new residents to support small businesses like mine. I am looking forward to taking advantage of the new clubhouse facility and seeing the brand new trails and parks. With all the young families that have moved into the area in the past few years, we have a chance to make this area the jewel of Escondido like it once was. Please help us clean-up and revitalize our neighborhood.

Thank you for taking time to read this letter.

Sincerely,

Mitchell Bailey

1541 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Heidi Rodelo <heidicalene@gmail.com>  
date: Monday, June 12, 2017 at 9:37 PM  
subject: Escondido Country Club Redevelopment

Dear Council,

I am so thrilled about The Villages plan for the old Escondido Country Club community. This project will set aside 40% of the property as open space, which will give families room to run around, ride bikes, picnics and more. I love that this project isn't just about housing. It's also going to bring new recreational amenities. In addition to what I mentioned above, the plan also includes a new swimming pool, rec center, and community garden and tennis courts. I'm also happy about the sustainability aspects of the plan – 100% of homes will be powered by solar panels. Please approve this great plan for Escondido.

Sincerely,

Heidi Rodelo

1768 Dancer Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Denise Fernandez <chav2693@yahoo.com>  
date: Tuesday, June 13, 2017 at 8:51 AM  
subject: the old Escondido country club

Dear Councilmembers,

I chose Escondido because we wanted to raise my family in a vibrant, safe and fun neighborhood. We love our home, but the surrounding area is falling apart. I am excited about the possibility of a new development with a pool and trails for riding bikes and a new bar and restaurant within walking distance. The Villages plan will help revitalize this community and make the neighborhood more fun for my family. Please approve this plan, it will bring so much to the country club community.

Best,

Denise Fernandez

401 Blueridge Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Denise Miner <donm\_85@hotmail.com>  
date: Tuesday, June 13, 2017 at 12:24 PM  
subject: Former golf course and country club

Dear Mayor Abed,

I support the Villages plan because over 40 percent of the development will be dedicated open space. This was something that residents felt strongly about including in the plan, and New Urban West listened to what the community wanted. I am thrilled that The Villages project will maintain 48 acres of open space, including four miles of walking paths and three big new parks. Let's make the neighborhood green again!

Thank you,

Denise Miner

1708 Pinehurst Ave

to: Mayor Sam Abed <sabed@escondido.org>  
from: Janna Hatch <jhatch92026@yahoo.com>  
date: Tuesday, June 13, 2017 at 12:37 PM  
subject: Please support The Villages

Greetings,

I am writing today to express my support for The Villages project. Ever since the Country Club closed, we've been forced to look at aging property falling further into disrepair. I hope that you support this plan too so that we can begin to create a better future for our children.

Best,

Janna Hatch

753 Mycorte Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Geroge Beitner <gbeitner@allstarsignsinc.com>  
date: Tuesday, June 13, 2017 at 4:24 PM  
subject: Regarding the old country club property

To Whom it may concern,

As a small business owner in Escondido for the past 20 years, I have seen some good positive changes and some that were questionable.

I had been involved with numerous Golf Tournaments at the Escondido Golf course and also used the banquet rooms numerous times for various events over the years. This location was getting old and tired. Once I heard of the plans to utilize the property for homes and open spaces, I was very interested.

The Villages Plan by New Urban West is a great idea for Escondido. Not only would it bring new high-quality homes to the abandoned old golf course, but it would preserve much of the property as open space – a benefit I'm sure we can all get behind. I support The Villages plan, and hope you do too!

I think this is a good positive change for Escondido.

Sincerely,

Geroge Beitner

1924 W Mission Rd

to: Mayor Sam Abed <sabed@escondido.org>  
from: AJ Woodburn <Aaronwoodburn@gmail.com>  
date: Tuesday, June 13, 2017 at 4:29 PM  
subject: Let's Restore Our Neighborhood

Dear Escondido City Council,

I am writing to ask that the City Council support The Villages plan to restore our neighborhood. As a resident near the Escondido Country Club, I would be thrilled to see this project move forward.

Rather than acres of weeds, we would have a restaurant, walking trails, and green space right outside our door. Please consider this plan that would vastly improve the quality of life for residents near the Country Club.

Thank you.

AJ Woodburn

1030 Deana Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Sheila Busch <sbusch24@cox.net>  
date: Tuesday, June 13, 2017 at 7:44 PM  
subject: Golf course and country club redevelopment

Dear Council,

I am writing the council today to express my support for The Villages plan by New Urban West for the redevelopment of the old country club property. I am looking forward to using the amenities the development will bring in addition to the rise in property values for my neighborhood. Please support this project so we can all finally move on!

Best Regards,

Sheila Busch

1806 Foothill View Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Carl Kelley <Ckelley@financeofamerica.com>  
date: Tuesday, June 13, 2017 at 9:30 PM  
subject: Solution for the old Escondido Country Club

Escondido Elected Officials,

It has been four years since the Escondido Country Club and Golf Course has closed. I am tired of seeing my property value sag due to this terrible mess in our neighborhood. Now is the time for us all to work together to end this horrible mess.

Please support The Villages plan to help Escondido home values get back on track.

Thanks,

Carl Kelley

2520 Emerald Oaks Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Dylan Valenzuela <sarah.c.valenzuela@gmail.com>  
date: Wednesday, June 14, 2017 at 2:02 PM  
subject: Dylan Valenzuela

Dear City Council,

I implore the City Council to take action NOW to end the mess at the Escondido Country Club. Four years is far too long to sit around doing nothing while our neighborhood falls to pieces. It is time for the City Council to do something about the deteriorating state of a once-cherished Escondido community. I support the Villages plan to restore the Escondido Country Club, and I urge the City Council to support the plan as well.

Best,

Dylan Valenzuela

1449 Calle Redonda Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Patricia Cannon <lpdm4@cox.net>

date: Wednesday, June 14, 2017 at 4:20 PM

subject: The Villages Plan

Hello Mayor and Members of the City Council-

Please support The Villages plan to end the blight in our neighborhood. It is unfortunate that children have to grow up alongside an abandoned and broken down building.

The Villages plan gives us the opportunity to change that. This is why I am in support of The Villages plan, because it will help revitalize our neighborhood. I hope you support it too.

Warm regards,

Patricia Cannon

2178 View Crest Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Bill Westlake <westlake888@outlook.com>  
date: Wednesday, June 14, 2017 at 8:18 PM  
subject: upcoming Escondido country club vote

Dear Councilmembers

I am an Escondido Country Club resident and I would like to express my support for the plan to redevelop the former Escondido Country Club property. The Villages plan will create walking/running trails and community amenities like a pool, gym, and tennis courts. The plan also proposes a new restaurant and bar. These are welcome additions that will help revitalize this abandoned neighborhood while raising property values and supporting a healthy economy in the process. Please consider approving this plan to improve the quality of life for nearby residents.

Sincerely,

Bill Westlake

1445 Anoché Gln

to: Mayor Sam Abed <sabed@escondido.org>

from: Robyn Betts <rblivingtree@gmail.com>

date: Thursday, June 15, 2017 at 5:15 PM

subject: Escondido Country Club

To the Escondido City Council Members:

My husband and I live near the Escondido Country Club in the Sunset Heights community and have recently heard about the newest plan that is being discussed between the current developer and the Country Club residences. The Villages/New Urban West that are to be built plus their amenities – a pool, restaurant, parks, and trails sound like a wonderful compromise. We are very pleased to hear that 40% of the property will be dedicated to open space and that the open spaces will be accessible to all existing residence.

We are in favor of this specific plan that has been presented. Please be sure any approval is contingent on the developer following what they have promised included new and improved traffic patterns on Nutmeg to El Norte and the 50 to 100 foot green belt. We feel this is especially important for those who own houses that sit along the edge of the golf course.

Sincerely,

Robyn Betts

1187 Sunset Heights Rd

to: Mayor Sam Abed <sabed@escondido.org>  
from: Laura Hrechniw <niwwoman1@cox.net>  
date: Thursday, June 15, 2017 at 5:49 PM  
subject: Please support this sustainable development!

Dear Mayor and Councilmembers,

I am thrilled about the sustainable development project that New Urban West is proposing for the abandoned Escondido Country Club neighborhood. I try to teach my kids about green living, and I'm happy that environmentally-friendly housing could be coming to our neighborhood. Solar energy is the future and it's time to stop living in the past. We can balance our need to provide access to housing opportunities while making sure we take care of our environment. Please bring sustainability to Escondido!

Regards,

Laura Hrechniw

to: Mayor Sam Abed <sabed@escondido.org>  
from: Kevin Stevenson <tedkevinstevenson@gmail.com>  
date: Thursday, June 15, 2017 at 5:51 PM  
subject: Please vote in favor of the Villages plan!

Dear Mayor and City Councilmembers,

The Villages plan for the neglected Escondido Country Club makes me feel hopeful for the future of our community. I love that each new house will be powered by renewable, solar energy, and that the project team is using sustainable products like low VOC paint and high-efficiency appliances in the homes. I'm also a big fan of incorporating drought-tolerant landscaping in southern California, so I'm happy that the plan includes a native plant base and recycled water irrigation. I think this is a very smart plan, and I hope to see the City Council approve it in the near future.

Best Regards,

Kevin Stevenson

2202 Village Rd

to: Mayor Sam Abed <sabed@escondido.org>

from: Denise Tippett <stippett71@gmail.com>

date: Friday, June 16, 2017 at 11:36 AM

subject: country club redevelopment

Council members,

I am writing to share my support of The Villages plan. It is clear that golf is not going to return to our neighborhood, and this is a smart alternative. The plan provides the ample green space we have been looking for, but also helps address our housing shortage. This plan is a win-win for our community.

Regards,

Denise Tippett

1852 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Bette DeHaen <rebjvd@gmail.com>

date: Monday, June 19, 2017 at 1:59 PM

subject: Please vote for a sustainable lifestyle!!

Dear Mayor and City Council,

I support The Villages plan for the abandoned Escondido Country Club because of all the wonderful sustainable elements that are part of the project. The development will be landscaped with drought-tolerant plants and irrigated with recycled water. The new homes, all equipped with solar panels, will incorporate high efficiency insulation, windows, doors and appliances. Additionally, low VOC paint will be used, which releases much lower levels of toxic emissions than standard paint. This plan does its part to help the environment, and I hope you will do your part by approving this project.

Best Regards,

Bette DeHaen

2042 Valley View Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Charles Brenner <cbrenner1357@yahoo.com>  
date: Monday, June 19, 2017 at 2:22 PM  
subject: Clean up the former Country Club!

Council Members,

I am a resident of the Escondido Country Club neighborhood and I have been looking at the decrepit state of the abandoned clubhouse for four years now. Enough is enough! It seems like every week there is more graffiti, and it makes our whole neighborhood look terrible. I, along with many of my neighbors, agree that something has to be done about this eye sore. We support The Villages project and are so excited about plans to replace the deteriorating clubhouse with a brand new restaurant. We need to clean up the Country Club now!

Regards,

Charles Brenner

1826 Burlington Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Leslie Díaz-Burns <ldiazburns@yahoo.com>  
date: Monday, June 19, 2017 at 5:46 PM  
subject: Cleaning Up Our Neighborhood

Members of the City Council:

Now is the time to take action and clean up the Escondido Country Club neighborhood. Something has to be done about this deteriorating community. New Urban West has proposed a responsible, viable plan that will bring our neighborhood back to life.

Please consider approving The Villages plan to restore our community.

Thank you for your consideration,

Leslie Díaz-Burns

1230 Gamble St

to: Mayor Sam Abed <sabed@escondido.org>  
from: Jennifer Folsom <jenfolsom20@gmail.com>  
date: Tuesday, June 20, 2017 at 3:02 PM  
subject: Replace the abandoned Escondido Country Club

Dear City Council,

I am in support of The Villages plan for the abandoned Escondido Country Club, and hope you are too. By replacing a decaying and abandoned golf course with new residences and amenities, we have the unique opportunity to help our economy grow. The plan creates hundreds of local jobs while providing access to great new parks, trails at no cost to taxpayers. The new revenues generated by the project will help support vital programs like schools and public services. This is exactly what we need in our City. This is a win-win for the residents and the City. Please support The Villages plan.

Best Regards,

Jennifer Folsom

2530 Valley View Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: Azuka Peek <azucarpeek@yahoo.com>

date: Tuesday, June 20, 2017 at 4:00 PM

subject: Former Escondido Country Club

Dear Council,

I am writing today to share my strong support for The Villages plan by New Urban West. The plan will bring three new communities of housing to the site of the former Escondido Country Club and Golf Course. The Villages is a great plan that provides new amenities and housing this community deserves. No resident should have to live near, drive by or raise their children in close proximity to this mess. With this plan, we can help bring new housing, dining, entertainment and recreation to boost this community to its former greatness. I hope that you support this plan.

Thank you,

Azuka Peek

2133 N Nutmeg St

to: Mayor Sam Abed <sabed@escondido.org>

from: Carole Lafica <vlafica@gmail.com>

date: Tuesday, June 20, 2017 at 4:00 PM

subject: Please support a sustainable future

Dear Mayor and Council,

Now is the time to take action and clean up the Escondido Country Club. The opportunity is upon us to improve the City of Escondido and support a more sustainable future for our children. New Urban West has proposed The Villages plan, which will restore the abandoned Escondido Country Club by bringing new, environmentally-friendly housing. The Villages is the biggest project in the history of North San Diego County to include solar panels on 100% of homes built. The plan also includes other sustainable elements, like recycled water irrigation methods and eco-friendly building materials. I hope you'll consider approving this plan because it's great for Escondido and our planet too!

Best,

Carole Lafica

525 W El Norte Pkwy

to: Mayor Sam Abed <sabed@escondido.org>

from: Kevin Larkin <biolarki@hotmail.com>

date: Tuesday, June 20, 2017 at 4:00 PM

subject: Renew the decaying Country Club

Honorable Council Members,

I support The Villages plan to renew the decaying Escondido Country Club because it will create hundreds of new jobs at no cost to taxpayers. Construction is a popular industry in Escondido, and it has been suffering. This plan will help our construction workers get back on their feet. Please approve The Villages plan to stimulate job growth in Escondido.

Best,

Kevin Larkin

1167 Idaho Ave

to: Mayor Sam Abed <sabed@escondido.org>

from: Kathleen Borja <kborja@me.com>

date: Tuesday, June 20, 2017 at 4:47 PM

subject: Support The Villages project

Escondido City Council,

I'm writing to share my strong support for The Villages plan. As a resident who has witnessed the property fall into total disrepair, this would be a great idea to help restore our community. Please help us get this plan built!

Best regards,

Kathleen Borja

1179 N Escondido Blvd

to: Mayor Sam Abed <sabed@escondido.org>  
from: Bill Westlake <westlake888@outlook.com>  
date: Wednesday, June 21, 2017 at 11:28 AM  
subject: Country Club Redevelopment Vote

Dear Council,

I am writing to express my strong support for The Villages plan. This is truly the community's plan, as New Urban West has been collaborating with Escondido Country Club residents for more than a year to come up with a plan that is right for our community. New Urban West has listened to our suggestions and incorporated them in the current plan. Please don't deny the community a plan for smart and sustainable development. Together we can clean up our neighborhood and build a better future for our families.

Regards,

Bill Westlake

1445 Anoché Gln

to: Mayor Sam Abed <sabed@escondido.org>

from: Archie Irion <cabntman@cox.net>

date: Wednesday, June 21, 2017 at 1:45 PM

subject: Please support The Villages today!!

Dear Councilmembers,

I support New Urban West's plan to restore the Escondido Country Club neighborhood. I'm looking forward to acres of beautiful open space, which will be landscaped with native plants and irrigated with recycled water. I'm also looking forward to the 4 miles of walking and running trails and the six new parks – all of which will help support a healthy lifestyle by encouraging people to get outside and exercise. All the features of The Villages project support a greener, cleaner and healthier future for our City. Thank you for considering my support.

Sincerely,

Archie Irion

1010 Madison Ave

to: Mayor Sam Abed <sabed@escondido.org>  
from: Daniel Redman <dredman5@yahoo.com>  
date: Wednesday, June 21, 2017 at 2:07 PM  
subject: Revitalize the Abandoned Country Club

Dear Mr. Mayor and Honorable City Council,

I support The Villages plan for the abandoned Escondido Country Club because I hope to create a healthy economy right here in Escondido. I'm excited for the new amenities, including a pool, gym, restaurant and bar, all of which will provide well-paying jobs that help put our community to work. This project represents a great economic shot in the arm for our City. I hope that you support this plan too!

All the best,

Daniel Redman

1371 Hinrichs Way

to: Mayor Sam Abed <sabed@escondido.org>  
from: Daniel Estrada <estrada2053@yahoo.com>  
date: Wednesday, June 21, 2017 at 7:28 PM  
subject: Support this sustainable development for Escondido

Dear Councilmembers,

I strongly support the sustainable development project proposed for the abandoned Escondido Country Club. The Villages plan will bring new amenities to the neighborhood like a restaurant and trail system, and all of the homes will be powered by solar energy. I think this is a great choice for Escondido and I hope you consider approving the plan.

Regards,

Daniel Estrada

2053 Vera Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Dawn Doorn <henrydoorn@outlook.com>  
date: Friday, June 23, 2017 at 1:03 PM  
subject: Redevelopment of the Escondido Country Club

Dear Council,

Please approve The Villages plan to redevelop the decaying Escondido Country Club. The property has been in disrepair for years and it reflects badly on my neighborhood and Escondido as a whole. This shouldn't be neglected any longer. We residents deserve an end to the four-year saga. I support The Villages plan to restore this once-great neighborhood, and I hope you will too.

Best Regards,

Dawn Doorn

1435 Anoché Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Karen Rinard <karenrinard@gmail.com>  
date: Friday, June 23, 2017 at 1:04 PM  
subject: I am en Escondido Country Club resident

Dear City Council,

I am in favor of the proposal from New Urban West for the abandoned Country Club property. The area is an eyesore in desperate need of redevelopment. There is never going to be another golf course on this property. Vandalism of the area and existing homes grows everyday. We need to move on and approve this project . It will help alleviate the housing shortage, increase our property values and provide beautiful community amenities. I would love having neighborhood gatherings and concerts in the park. Let's stop the selfish rhetoric and get this project approved. I hope that the City Council will green light this plan soon!

Most Sincerely,

Karen Rinard

1842 Da Gama Ct

to: Mayor Sam Abed <sabed@escondido.org>  
from: Luis Nevarez <Luis.Nevarez.1966@gmail.com>  
date: Monday, June 26, 2017 at 12:40 PM  
subject: Escondido Country Club Development

Dear City Council Members,

Recently moved to the old Escondido Country Club area, I'm very excited about the Villages project in my neighborhood, and writing to you to let you that I support this project.

Why I support the Villages project?

- 1.- It is a shame to see that space being deteriorated, with no use and without the proper care that a green space requires.
- 2.- That "green space has no use other than being a big backyard for the houses around it.
- 3.- Other people deserve to live in this neighborhood !
- 4.- This project will increase the value of my property
- 5.- This property will bring beauty where we have a wild, uncared, unenjoyable empty space
- 6.- This project will bring multiple benefits to my neighborhood
- 7.- Multiple families will be able to buy a house in a good area.

Regards,

Luis Nevarez

1341 Portola Ave

to: Mayor Sam Abed <sabed@escondido.org>

from: Norma Chaves <enjaytwo@gmail.com>

date: Monday, June 26, 2017 at 12:41 PM

subject: I am a country club resident

To the Escondido City Council

I have owned a home at 1961 Golden Circle Drive, 2/10 mile from the entrance to the now defunct country club, for 14 years. I'm writing in support of moving forward with the proposed development.

When I bought this home, I was working in the golf industry as a Membership Director for private clubs - first Vista Valley CC, then Pauma Valley CC. As far back as 15-18 years ago, my position made me privy to national information and projections from experts within the industry regarding the imminent decline of the private country club model for exclusive sport and recreation. Younger generations were demonstrating their preferences for having more variety, choices for where they would play golf, dine, and socialize. The demise of the Escondido Country Club did not come as a surprise to me.

What has been a surprise is the reaction of seemingly intelligent residents in the neighborhood. Lots of complaints but no viable solutions. Raising money to fight the new use of the land but no mention of raising money to purchase the land and water the land to turn it into a permanent green space for their backyard. Why? Because it's not a viable solution. I have to wonder how many of those who are part of ECCHO were members of the country club when it existed - because that is how a community supports and pays for a golf course. If they didn't support it financially before, how can they fight so vehemently to oppose putting the land to other use when it failed as a golf course, despite numerous, valiant attempts to keep it alive? Did they really believe someone would come along, buy the property, and out of the goodness of their heart turn it into a park?

I have not been able to attend any of the ECCHO meetings because of my work schedule (NOT in the golf industry any longer, by the way!) and am frankly uncomfortable voicing my opinions to almost anyone I see in the neighborhood because of the anger and vehemence that surrounds this topic. I sincerely believe there are more of "us" - afraid to speak out in favor of moving forward - than anyone realizes.

I have attended one informational meeting about the proposed development of new homes. I carefully read every update about the plans for development. I LIKE what I read! I feel the plans have thoughtfully considered those whose backyards will now have a different view. (While new homes will not affect my backyard, I have great compassion for the adjustment those homeowners will have to make.) I'm excited about the walking trails and tot lots and dog

parks and facilities for families of all ages and stages of life. I love the idea of a community garden and farm stand. I firmly believe this will breathe fresh air into a corner of Escondido which once was written up in Money magazine as a safe and desirable place to live and now is frumpy and disheveled.

I moved to this neighborhood with an eye to the future, purchasing one of its charming little one story homes, knowing it would grow gracefully with me into retirement. With new homes on the old country club land, I am confident my home value will increase (enhancing my nest egg) and will remain a desirable resale home one day for someone else wanting a single story home in a clean, safe, and once again friendly neighborhood.

Please ensure the future for all of us by moving forward with the research and studies and permits and whatever else needs to be put in place to make this a desirable neighborhood once again.

With gratitude,

Norma Chaves

1961 Golden Cir Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Dannah Hosford <dannah.hosford@gmail.com>  
date: Monday, June 26, 2017 at 4:44 PM  
subject: Yes on The Villages

To the Mayor and City Council,

I am a strong supporter of The Villages project proposed for the old Escondido Country Club site. I have been dismayed to see the site turn into disrepair in recent years. The project will help invigorate our economy with new businesses providing great jobs and amenities for us all to enjoy. Please support this project and help make our neighborhood a great place to live!

Thanks,

Dannah Hosford

to: Mayor Sam Abed <sabed@escondido.org>  
from: Nancy Chalmers <nailady213@aol.com>  
date: Tuesday, June 27, 2017 at 1:25 PM  
subject: Please Support The Villages and Sustainability

Dear Mayor and City Council,

As a resident living near the former Escondido Country Club, I'm looking forward to seeing The Villages plan move forward because it will be largest development in the history of North County to equip all homes with solar power. In addition, the open space will be landscaped with native/drought-tolerant plants irrigated with recycled water. I try to live a sustainable lifestyle and do my part to positively impact our environment, and I'm happy to know that an environmentally-conscious project could be headed to my neighborhood. Please support The Villages plan and sustainability in Escondido.

Sincerely,

Nancy Chalmers

1158 Rachel Cir

to: Mayor Sam Abed <sabed@escondido.org>  
from: Dawn Doorn <henrydoorn@outlook.com>  
date: Tuesday, June 27, 2017 at 2:06 PM  
subject: The Villages

Dear City Council,

We fully support The Villages plan to restore the neighborhood and hope that the Escondido Council members will support it also.

Here are a few reasons why we support The Villages plan:

Permanently preserve 44% of the property as open space

Create 4 miles of public trails

Build three new community parks at no cost to taxpayers or existing residents

Construct a \$10 million clubhouse facility with pool, gym, restaurant, bar and events lawn

Eliminate the blight and demolish the decaying clubhouse that has become a hotspot for transients, drug use and vandalism

All new homes will be powered by solar energy, making The Villages the most sustainable development in Escondido history

Restore the pride of this neighborhood and allow property values to recover

It's time to move forward and fix this! 4 years of inaction is too long

Sincerely,

Dawn Doorn

1435 Anoché Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Sarah Valenzuela <sarah.c.valenzuela@gmail.com>  
date: Friday, June 30, 2017 at 11:42 AM  
subject: Escondido Country Club Development

Dear City Council Members,

As a homeowner in Escondido's Country Club whose backyard is shared with the old golf course, I strongly support New Urban West. I am tired of the coyotes, of seeing graffiti in the neighborhood, and am tired of seeing a field of dead weeds from my backyard. New Urban West plans to restore our neighborhood in a way that would make us, once again, proud to live here. I have two young boys and desire green walking areas where they could walk without me fearing speeding cars on Nutmeg or Country Club Lane. I would love to see a local park here for our kids to play and get to know their neighbors. My husband and I would love to enjoy summer nights in our neighborhood by, one day, being able to walk to the clubhouse for dinner. NUW has done a fantastic job in meeting with neighbors to give us what we want. Their plan is truly our plan as well. Please let us have pride in our neighborhood once more. Please allow them to restore our neighborhood to be beautiful once more!

Regards,

Sarah Valenzuela

to: Mayor Sam Abed <sabed@escondido.org>

from: Kevin Larkin <biolarki@hotmail.com>

date: Friday, June 30, 2017 at 11:43 AM

subject: Former Escondido Country Club

Honorable Mayor and Council Members,

I am a firm supporter of The Villages project New Urban West is proposing. I am excited by the opportunity to finally replace an abandoned golf course littered with trash and graffiti! Replacing the golf course with brand new residences, parks and trails will help our economy grow. The new revenue will help support vital programs like schools and public services. This will help attract young families and new residents to help build a thriving neighborhood. Please support The Villages plan!

Warm Regards,

Kevin Larkin

1167 Idaho Ave

to: Mayor Sam Abed <sabed@escondido.org>  
from: April Hinrichs <hinrichsapril1@gmail.com>  
date: Wednesday, July 05, 2017 at 10:33 AM  
subject: Please support a sustainable future for Escondido!

Dear City Council,

I want to see a sustainable future for Escondido, which is why I am in favor of The Villages plan proposed by New Urban West. This plan is great for our City because it includes so many environmentally-friendly elements while cleaning up a deteriorating, blighted eye-sore of a neighborhood. The new Village Center will include EV charging stations, and the new homes will all include solar panels and-high efficiency insulation, windows, doors and appliances. Please help bring this smart, sustainable development to Escondido.

Sincerely,

April Hinrichs

1142 Gary Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Triny Finsterbusch <m4tbusch2001@yahoo.com>  
date: Wednesday, July 05, 2017 at 1:59 PM  
subject: Please vote to support The Villages

Dear Mayor and Council Members,

Please help us restore our neighborhood, and eliminate the blighted eyesore that has become the old Country Club. It is time to move forward. Help us begin a new chapter, and close the door on the past.

Regards,

Triny Finsterbusch

1557 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Modesto Ramos <modesto.ramos@att.net>  
date: Thursday, July 06, 2017 at 1:29 PM  
subject: Fix this Mess!

Dear City Council-

Please help us fix the mess at the Escondido Country Club! I am writing to ask that the City Council support The Villages plan to restore the neighborhood and bring new parks and amenities to the community. The decaying state of the Country Club has gone on for far too long. Please approve this project so we can finally clean up the neighborhood!

Thank you!

Modesto Ramos

2017 Camino Dr

to: Mayor Sam Abed <sabed@escondido.org>

from: Leslie Garza <lgarza06@cox.net>

date: Thursday, July 06, 2017 at 4:18 PM

subject: SUPPORT THE VILLAGES PLAN

Dear City Council,

Please join me in supporting The Villages plan to clean up the former Escondido Country Club. This is a smart plan for Escondido because it helps create a sustainable future for our community. I was glad to hear that each new home will be equipped with solar panels. In fact, it's the largest development in the history of North County to have 100% of homes powered by solar. This plan is the best solution for cleaning up the blighted Country Club neighborhood, and it will do it in an environmentally-friendly fashion. Please approve this sustainable development for Escondido!

Sincerely,

Leslie Garza

to: Mayor Sam Abed <sabed@escondido.org>

from: Denise Tippett <stippett71@gmail.com>

date: Thursday, July 06, 2017 at 4:18 PM

subject: Denise Tippett

Dear Council Members,

I'm writing to share my strong support for The Villages plan. This plan makes sense to help bring our community into the 21st century with new homes and amenities for us all to enjoy. It is clear the golf course is not going to come back, so it would be nice to have something nicer to look at. This project includes plenty of green space, trees, and is responsibly designed. All of these factors will help create a great neighborhood for the next generation. Please support The Villages plan and help us keep moving our city forward.

Best,

Denise Tippett

1852 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Scott Schmidt <scottcelina@yahoo.com>  
date: Friday, July 07, 2017 at 11:21 AM  
subject: old country club property redevelopment

Dear Council Members,

Please let this project move forward. We have been waiting for our area to return to the wonderful days of living in this country club area. We need to remove the blight & run down golf course ,have the new homes an new villages area to return the glory days of this neighborhood. Thank so much.

Regards,

Scott Schmidt

1731 Larkhaven Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: Will Askew <willaskew@cox.net>

date: Friday, July 07, 2017 at 12:52 PM

subject: I support the Villages redevelopment plan for country club

Dear Council,

Some of my reasons for support:

- \* Permanently preserve 44% of the property as open space
- \* Create 4 miles of public trails
- \* Build three new community parks at no cost to taxpayers or existing residents
- \* Construct a \$10 million clubhouse facility with pool, gym, restaurant, bar and events lawn
- \* Eliminate the blight and demolish the decaying clubhouse that has become a hotspot for transients, drug use and vandalism
- \* Restore the pride of this neighborhood and allow property values to recover

It's time to move forward and fix this! 4 years of inaction is too long!

Regards,

Will Askew

2550 Douglaston Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Karen Rinard <karenrinard@gmail.com>  
date: Friday, July 07, 2017 at 12:52 PM  
subject: The Villages project at the old golf course

Dear City Council,

I heartily support The Villages. I look forward to the eyesore being gone, our property values going up and having a place for community events.

IT IS TIME to make this move!

Sincerely,

Karen Rinard

1842 Da Gama Ct

to: Mayor Sam Abed <sabed@escondido.org>

from: Chris Gese <chrisgese@yahoo.com>

date: Monday, July 10, 2017 at 1:17 PM

subject: Support sustainable living!

Dear City Council,

Solar panels, low VOC paint and high-efficiency insulation are just some of the sustainable elements that are part of The Villages plan proposed by New Urban West. This is a project that gets it right when it comes to sustainable development. This is why I urge you to support this plan for the decaying Escondido Country Club. It's so rare for a development project to incorporate eco-friendly practices, so it's important to support them when they come along. The homes in The Villages exceed energy efficiency building standards by 15%, and each home will be powered by solar panels. This is an excellent project that supports sustainable living, and I hope you consider my support.

Thank you very much,

Chris Gese

736 E 3rd Ave

to: Mayor Sam Abed <sabed@escondido.org>

from: Thor Enge <tre9860@yahoo.com>

date: Monday, July 10, 2017 at 1:45 PM

subject: The Villages will push out crime

Members of the City Council and Mayor,

I am writing today to let you know that I am in strong support of New Urban West's The Villages plan.

The plan has so much to offer our community, but most importantly, it will help end the years of crime that has plagued the neighborhood since the closure of the golf course. I hope you support this project!

Respectfully,

Thor Enge

1131 Wren Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Patrick Peterson <mamurrieta@cox.net>  
date: Monday, July 10, 2017 at 2:07 PM  
subject: Escondido Country Club and Gold Course

Dear Council,

I am an Escondido resident and am writing to express my support for The Villages Plan to renew the blighted Escondido Country Club. After the closure of the golf course four years ago, the neighborhood has fallen into disrepair. We now have an opportunity to clean up the neighborhood and replace the decaying golf course with great new amenities. I'm looking forward to the new dining options, trail system, and pool that the project will bring. I'm also looking forward to the deteriorating clubhouse being replaced with a brand new Village Center. The neighborhood is tired of looking at the old clubhouse, which is an eyesore that has become a target for crime. Please help turn this neighborhood around and approve The Villages plan today.

Regards,

Patrick Peterson

2041 Golden Circle Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Peggy Weebe <peggy@weebe.com>  
date: Monday, July 10, 2017 at 3:32 PM  
subject: Please support the Villages to end crime

Hi there,

I am writing to ask that you please approve The Villages plan for the Escondido Country Club. Our neighborhood has turned into a hotbed for crime. The abandoned clubhouse, which is already an eyesore, has turned into a meeting place for gangs and is covered with graffiti.

I support the Villages plan because it will beautify our neighborhood and make it safe again.

Regards,

Peggy Weebe

to: Mayor Sam Abed <sabed@escondido.org>  
from: Candice Lake <michael.candice.lake@gmail.com>  
date: Monday, July 10, 2017 at 3:40 PM  
subject: Support The Villages

Escondido Council Members,

As a resident of Escondido, I urge your support of The Villages plan. Keeping our economy thriving is critical to making Escondido a great place to live. The great new plan will generate millions in new revenue sources to fund services we all rely on. More importantly, the project will create jobs that Escondido needs. Thank you for considering my support.

Sincerely,

Candice Lake

2035 Fuerte Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Allison Van Egmond <allisonve@gmail.com>  
date: Monday, July 10, 2017 at 3:44 PM  
subject: Yes on The Villages

Dear City Council,

I support The Villages plan, and am writing to share that I think you should as well. It is about time that we get this right, and make a smart choice to eliminate the blight in our community. The Villages plan would drastically improve the quality of life for all the neighbors who have to live near, drive by, and see this blighted property each day.

As elected leaders, we count on you to make our neighborhood a better place to live. The plans by New Urban West do just that and I hope we can count on your support.

All the best,

Allison Van Egmond

to: Mayor Sam Abed <sabed@escondido.org>  
from: Layne Crisman <crismanlayne@gmail.com>  
date: Wednesday, July 12, 2017 at 8:02 AM  
subject: End the mess at the old ECC

To Whom it May Concern:

I am an Escondido resident who has watched our beautiful Escondido Country Club and Golf Course fall into extreme disrepair. The place that once served as a recreation and entertainment destination is now marked by crime and blight. I would like to encourage you to support The Villages plan. It will bring many amenities, but most importantly, will eliminate crime in our neighborhood. That is something we can all get behind.

Sincerely,

Layne Crisman

640 W Lincoln Ave

to: Mayor Sam Abed <sabed@escondido.org>

from: Sid Colquitt <colquitt@cox.net>

date: Wednesday, July 12, 2017 at 9:27 AM

subject: Please make The Villages a reality!

Dear Councilmembers of Escondido-

Ever since the Country Club closed, our community has faced ongoing criminal activity at the abandoned site. The Villages plan would replace the exiting clubhouse, which has become a hotbed for crime, with amazing new parks, amenities and dining for the entire community to enjoy.

Please support this plan to help our community flourish!

Thank you,

Sid Colquitt

to: Mayor Sam Abed <sabed@escondido.org>  
from: Renee Clemons <reneeclemons@gmail.com>  
date: Wednesday, July 12, 2017 at 9:28 AM  
subject: Eliminate blight and vandalism

Dear Escondido Representatives,

Please help us eliminate vandalism in our backyard! Since the Country Club closed down, our neighborhood has turned into a hub for crime.

The Villages plan will help make our community safe again. I support the Villages plan and I hope you will too.

Thank you for considering my support,

Renee Clemons

1712 Harold Rd

to: Mayor Sam Abed <sabed@escondido.org>  
from: Thea Patouhas <tnorment@stanfordalumni.org>  
date: Wednesday, July 12, 2017 at 9:35 AM  
subject: Let's get this project done!

Hello,

I am writing in support of The Villages plan proposed by New Urban West. This plan to renew the Country Club will not only clean up the mess left behind by the closed golf course, it will also get rid of the crime that has manifested in our backyard.

Please consider approving this plan to make the residents feel safe again!

Sincerely,

Thea Patouhas

1393 Park Hill Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Robert Nolan <hojono@cox.net>

date: Thursday, July 13, 2017 at 7:12 AM

subject: Clean up this mess!

Escondido City Councilmembers,

I'd like to share my strong support for The Villages plan New Urban West is proposing in Escondido. We owe it to all Escondido residents to clean up this crime-ridden mess.

Please support The Villages!

Thanks.

Robert Nolan

438 Skyridge Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Kimberly Wilson <kymtomw@cox.net>  
date: Thursday, July 13, 2017 at 7:12 AM  
subject: Clean up the former Escondido Country Club

Dear City Councilmembers,

Please join me in supporting The Villages plan to clean up the former Escondido Country Club. This is a smart plan for Escondido, as it helps support a healthy local economy. The plan will stimulate job growth and funds for important city services, all at no cost to taxpayers. Please support this plan to improve the quality of life for residents of the former Escondido Country Club and boost our local economy.

Sincerely,

Kimberly Wilson

754 Wabash St

to: Mayor Sam Abed <sabed@escondido.org>  
from: Rosa Ruiz <rruiz@s1lending.com>  
date: Thursday, July 13, 2017 at 10:25 AM  
subject: Help move our neighborhood forward!

Dear Members of the City Council,

Please support The Villages plan. I'm looking forward to a day when we can finally get rid of the blighted Escondido Country Club, and replace it with amazing new facilities for the entire community to enjoy.

New parks, amenities and dining options will go a long way in breathing new life into our neighborhood. Let's build our future!

Best,

Rosa Ruiz

1343 Vista Verde Way

to: Mayor Sam Abed <sabed@escondido.org>  
from: Scott Schmidt <scottcelina@yahoo.com>  
date: Thursday, July 13, 2017 at 10:41 AM  
subject: Yes on The Villages

Dear City Council,

I support The Villages plan, and am writing to share that I think you should as well. It is about time that we get this right, and make a smart choice to eliminate the blight in our community. The Villages plan would drastically improve the quality of life for all the neighbors who have to live near, drive by and see this horrible building each day.

As elected leaders, we count on you to make our neighborhood a better place to live. The plans by New Urban West do just that and I hope we can count on your support.

All the best,

Scott Schmidt

1731 Larkhaven Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Karla Gascoigne <d-kgascoigne@sbcglobal.net>  
date: Thursday, July 13, 2017 at 1:16 PM  
subject: Bring back our community character!

To whom it may concern,

When the Escondido Country Club closed, the Escondido community had no idea it would be replaced with graffiti, homeless and trash. It is a terrible shame that our once great community gathering place has turned into nothing more than a dilapidated mess. The Villages plan is a real opportunity that will help get Escondido back on track.

Thank you for your consideration.

Karla Gascoigne

1911 Pheasant Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Dawn Doorn <henrydoorn@outlook.com>  
date: Thursday, July 13, 2017 at 1:37 PM  
subject: Escondido Country Club and Gold Course

Dear Council,

I am an Escondido resident and am writing to express my support for The Villages Plan to renew the blighted Escondido Country Club. After the closure of the golf course four years ago, the neighborhood has fallen into disrepair. We now have an opportunity to clean up the neighborhood and replace the decaying golf course with great new amenities. I'm looking forward to the new dining options, trail system, and pool that the project will bring. I'm also looking forward to the deteriorating clubhouse being replaced with a brand new Village Center. The neighborhood is tired of looking at the old clubhouse, which is an eyesore that has become a target for crime. Please help turn this neighborhood around and approve The Villages plan today.

Regards,

Dawn Doorn

1435 Anoché Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Patrick Peterson <mamurrieta@cox.net>  
date: Thursday, July 13, 2017 at 1:59 PM  
subject: Redvelopment of the old country club property

Dear Council,

I support The Villages plan for the former Escondido Country Club. The new jobs it will bring will help create and support a healthy local economy . The development will create hundreds of construction jobs, in addition to jobs created by the restaurant and bar amenities. As the construction sector has suffered in recent years, this project could be a major job creator for Escondido's construction workers. Please support The Villages plan to help bring more jobs to Escondido.

Sincerely,

Patrick Peterson

2041 Golden Circle Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Paul Herrera <crznherrera@outlook.com>  
date: Friday, July 14, 2017 at 1:12 PM  
subject: Please end the Escondido Country Club mess!

Mayor and Members of the Council,

The City Council needs to do something about the growing vandalism near the Escondido Country Club. Ever since the golf course closed, vandals have been tagging the old clubhouse and taking over our once-cherished neighborhood.

Please help us restore our community to the safe, vibrant place it was before. Please approve the Villages project to restore the Country Club.

With respect,

Paul Herrera

961 Bittersweet St

to: Mayor Sam Abed <sabed@escondido.org>  
from: Harvellee Sannella <harvellee01@msn.com>  
date: Friday, July 14, 2017 at 1:42 PM  
subject: Please support The Villages plan for the old ECC

Dear City Council,

Please consider supporting The Villages plan to redevelop the Escondido Country Club. The property has been in disrepair for years and it really makes the entire community look bad. This plan has something for everyone and most importantly, it will make this community the great place it once was. When I bought my house, I never thought I would have to come home every night to see a blighted abandoned building and chain link fence. I hope you will support the redevelopment plan that will clean up our neighborhood.

Regards,

Harvellee Sannella

1888 Fairway Park

to: Mayor Sam Abed <sabed@escondido.org>  
from: Denise Miner <donm\_85@hotmail.com>  
date: Friday, July 14, 2017 at 1:49 PM  
subject: Country Club Redevelopment

Dear Council,

The Villages project is a smart choice for Escondido. I am pleased to see that the developers will keep over 40% of the property as dedicated open space. I am proud of their commitment to keeping our community green and open. Better yet, all the new open space amenities are accessible to existing residents at NO COST. This is a win-win for the community, city and our region.

Best Regards,

Denise Miner

1708 Pinehurst Ave

to: Mayor Sam Abed <sabed@escondido.org>  
from: Sabrina Gese <sabrinagese5178@att.net>  
date: Friday, July 14, 2017 at 1:57 PM  
subject: Bring more solar to Escondido!

Dear City Council,

I am in favor of The Villages plan for the old Escondido Country Club neighborhood because it will clean up the blight, bring new amenities to the community and support a more sustainable lifestyle. Solar energy is the way of the future – especially in sunny San Diego County – and I'm glad that New Urban West is on board. Every single home in the proposed development will be powered by solar energy. This is a welcome addition in Escondido. We need to balance providing housing for our kids and making sure we don't destroy our planet in the process. This project is a great example of striking the right balance. Please support the villages plan.

Sincerely,

Sabrina Gese

to: Mayor Sam Abed <sabed@escondido.org>

from: Mary Cuccurullo <sddeedle@att.net>

date: Friday, July 14, 2017 at 8:19 PM

subject: Support for The Villages Plan

Council Members,

As a resident of Escondido, I would like to share my strong support for The Villages plan to clean up the blighted former Escondido Country Club. It is a smart choice for our city. The plan would help strengthen our local economy by bringing in top-notch amenities, parks, and trails at no cost to taxpayers while generating millions in new revenue to fund vital services.

I hope to see this project built, and that requires your support. Please join me in supporting The Villages.

All the best,

Mary Cuccurullo

680 Crestwood Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Lynn Warren <lynnwarren64@yahoo.com>  
date: Monday, July 17, 2017 at 1:35 PM  
subject: Stop Crime - Support The Villages!

Dear City Council,

Since the Escondido Country Club closed years ago, our neighborhood has been a hotbed for vandalism, drugs and other criminal activity. All of this is caused by the abandoned clubhouse that serves as a magnet for gangs.

The Villages plan to redevelop the old country club provides a solution to this growing problem which is why I support the project. Please consider supporting this project to enhance public safety and drive the crime out of our neighborhood.

Best,

Lynn Warren

1332 Sundown Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Cathleen Ginder <sadieginder@gmail.com>  
date: Monday, July 17, 2017 at 2:51 PM  
subject: PLEASE SUPPORT THE VILLAGES PLAN

Dear City Council,

In order to move Escondido in the right direction, we need to support sustainable development. This is why I urge your support of The Villages plan for the old Escondido Country Club. This plan will create a development using sustainable practices, and promotes a green lifestyle for residents. The homes will be built using high efficiency windows, doors and appliances, and low VOC paint. Each home will be equipped with solar panels, and they exceed energy efficiency building standards set by CALGreen. The new Village Center will have charging stations for electric vehicles, and the landscaping will be irrigated with recycled water. With the new trail system, residents can leave the car at home and walk to eat or get some produce. This is exactly the type of smart planning we need in our City. I hope you approve this great plan.

Best Regards,

Cathleen Ginder

1365 Orinda Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Dawn Doorn <henrydoorn@outlook.com>  
date: Monday, July 17, 2017 at 3:44 PM  
subject: Escondido Country Club Property

Dear City Council,

Please approve The Villages plan to redevelop the decaying Escondido Country Club. The property has been in disrepair for years and it reflects badly on my neighborhood and Escondido as a whole. This shouldn't be neglected any longer. We residents deserve an end to the four-year saga. I support The Villages plan to restore this once-great neighborhood, and I hope you will too

Best Regards,

Dawn Doorn

1435 Anoché Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Chelise Ramsey <chelise@chelise.com>  
date: Monday, July 17, 2017 at 3:44 PM  
subject: Redevelopment of the old country club property

Dear City Council Members

I am an Escondido Country Club resident and I would like to express my support for the plan to redevelop the former Escondido Country Club property. The Villages plan will create walking/running trails and community amenities like a pool, gym, and tennis courts. The plan also proposes a new restaurant and bar. These are welcome additions that will help revitalize this abandoned neighborhood while raising property values and supporting a healthy economy in the process. Please consider approving this plan to improve the quality of life for nearby residents.

Thank you,

Chelise Ramsey

1730 Judith Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Lhen Martin <lhenmartin02@yahoo.com>  
date: Monday, July 17, 2017 at 4:45 PM  
subject: Let's work together to end crime

Dear Escondido Elected Officials,

I'm writing today to let you know that I support The Villages plan. Ever since the Escondido Country Club closed, our neighborhood has become a hotspot for crime. I'm looking forward to the day this project is built and we can put these dark days behind us.

Please support this project.

Lhen Martin

728 Mission Grove Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Linda Karanewsky <Karanewsky@aol.com>  
date: Monday, July 17, 2017 at 5:23 PM  
subject: Renew the Escondido Country Club!

Dear Mayor and City Council,

I am writing to express my support for The Villages plan to renew the former Escondido Country Club. Not enough development projects these days are sustainable, but the project proposed by New Urban West incorporates so many sustainable elements – from electric vehicle charging stations to solar-powered homes. Additionally, the homes will exceed energy efficiency building standards. I look forward to seeing this development plan become a reality. Escondido can lead the way and show other Cities throughout our region and state that sustainable development is possible.

Regards,

Linda Karanewsky

1797 Continental Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Meghan Hannon <meghmerritt@gmail.com>  
date: Monday, July 17, 2017 at 6:58 PM  
subject: Support Our Economy, Support The Villages!

To Whom It May Concern:

The Villages plan for the abandoned Escondido Country Club has many important features that will help our local economy grow and prosper. It will replace blighted buildings with beautiful new parks, trails and recreation facilities. I am most excited about the benefits it will bring to our community in terms of jobs. The project will generate hundreds well-paying construction jobs, helping put money back into the pockets of local residents and business owners. Thank you for your consideration.

Kind Regards,

Meghan Hannon

2041 Camino Dr

to: Mayor Sam Abed <sabed@escondido.org>

from: Amy Arnold <amyshops42@gmail.com>

date: Tuesday, July 18, 2017 at 10:14 AM

subject: Support Our Vibrant Economy

Mayor and Council Members,

Our quality of life here in Escondido depends on creating a vibrant local economy. The Villages plan for the abandoned Escondido Country Club will bring in millions of dollars to fund important city services and create hundreds of new jobs at no cost to taxpayers. Better yet, the plan creates miles of new trails and open space for all to enjoy. Please support The Villages and help our local economy thrive.

Sincerely,

Amy Arnold

1845 N Broadway

to: Mayor Sam Abed <sabed@escondido.org>  
from: Carolyn Brenner <cbrenner1357@yahoo.com>  
date: Tuesday, July 18, 2017 at 3:24 PM  
subject: Escondido Country Club redevelopment

Dear City Council,

Please get rid of the mess that was the ECC. We deserve better than homeless and drugs in our neighborhood taking place in the defunk country club.

Thank you,

Carolyn Brenner

1826 Burlington Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Dylan Valenzuela <sarah.c.valenzuela@gmail.com>  
date: Tuesday, July 18, 2017 at 4:37 PM  
subject: Old country club property redevelopment

Dear Escondido City Council,

I support New Urban West's plan to renew the Escondido Country Club and bring exciting new amenities to our neighborhood. I am looking forward to stepping out my front door and seeing green space and walking trails. I am especially excited about the new restaurant and bar that will replace the old clubhouse. Our house is pretty isolated from any fun dining and entertainment, so it would be so amazing to be able to enjoy a fun night out all within walking distance from our home. I fully support this project, and I respectfully request that the City Council help us make this plan a reality.

Best,

Dylan Valenzuela

1449 Calle Redonda Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Hoodean Vafaei <asoboleski@gmail.com>  
date: Tuesday, July 18, 2017 at 4:39 PM  
subject: Escondido Country Club

Dear Council,

I am excited about the prospect of the sustainable development project that New Urban West is proposing for the Escondido Country Club neighborhood. Environmentally-friendly housing and solar energy is the future. Please help us bring this amazing opportunity to fruition by voting in favor of The Villages plan.

Thank you,

Hoodean Vafaei

1856 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Diane Carrillo <dcarrillopt@gmail.com>

date: Tuesday, July 18, 2017 at 4:45 PM

subject: Escondido Country Club Mess

Escondido City Councilmembers,

I am writing to ask that you help stop the crime that has manifested at the old Clubhouse at the Escondido Country Club. New Urban West has proposed a plan that will help make the neighborhood safer and improve the quality of life for residents.

Please support this plan today.

Thank you.

Diane Carrillo

1764 Arroyo Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: Mitchell Bailey <tbailey@plum.com>

date: Tuesday, July 18, 2017 at 4:48 PM

subject: The Villages redevelopment plan

Dear City Council,

The Villages plan is the right choice for Escondido. I urge the City Council to approve it ASAP. This project is perfect for our neighborhood because it is not going to over-develop the old Country Club. The plan proposes to set aside 40% of the property as permanent open space. That includes a 32-acre greenbelt, landscaped with native, drought-tolerant plant species. In addition, the project is 35 percent less dense than what is currently allowed by the City. The privacy buffers between existing and new homes will be scenic and provide ample space. Please support the Villages plan and help bring a responsible development to Escondido, and improve the quality of life for Country Club residents.

Best regards,

Mitchell Bailey

1541 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Jason Wofford <jasondao143@gmail.com>  
date: Wednesday, July 19, 2017 at 2:07 PM  
subject: The Villages Plan is a No-Brainer for Escondido

Mayor and Council,

I am an Escondido resident and am writing to share my support for The Villages plan to restore the abandoned Escondido Country Club. This plan will bring new amenities to Escondido, creating hundreds of local jobs and generating millions of dollars in new revenue. I hope that the City Council will support a project that helps our local economy thrive. It's a no-brainer. Please support The Villages project today.

Regards,

Jason Wofford

2495 Rock View Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: Patsy Oquist <patsykayo@yahoo.com>

date: Thursday, July 20, 2017 at 2:02 PM

subject: Escondido Country Club

Dear City Council

I have lived in the Country Club neighborhood for over 40 years. I was born and raised in a home just a short walk from the former clubhouse. I learned to swim at the clubhouse pool and fondly remember birthdays, anniversaries and other special occasions held at the former club. It was amazing! As an adult, I chose to move back to the area. I love this community and have lived here my whole life. It has been terrible to see the property deteriorate into the mess it is in today.

But for the first time in a long while, I am excited about the future of my neighborhood. I had a chance to learn about the plans to clean up the property and create lots of new open space, parks, trails and the new recreation area. I am looking forward to cleaning up the blight, removing that ugly chain link fence and seeing my neighborhood return to the vibrant place it once was. When I see all the young families that have moved into the area, I can't help but think these kids deserve to have the same great childhood that I had.

Please support the plans put forth by New Urban West. It will finally allow our area to put an end to this sad chapter and move forward toward a brighter future for all.

Thank you for taking time to consider my views.

Regards,

Patsy Oquist

2016 Camino Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Patrick Peterson <mamurrieta@cox.net>  
date: Monday, July 24, 2017 at 11:10 AM  
subject: Redvelopment of the old country club property

Dear Council,

I support The Villages plan for the former Escondido Country Club. The new jobs it will bring will help create and support a healthy local economy . The development will create hundreds of construction jobs, in addition to jobs created by the restaurant and bar amenities. As the construction sector has suffered in recent years, this project could be a major job creator for Escondido's construction workers. Please support The Villages plan to help bring more jobs to Escondido.

Sincerely,

Patrick Peterson

2041 Golden Circle Dr

to: Mayor Sam Abed <sabed@escondido.org>

from: Nemanja Zdralo <metak03@aol.com>

date: Tuesday, July 25, 2017 at 11:13 AM

subject: Please end the ECC mess for good

Hello Escondido City Council,

I want to raise my family in a safe neighborhood. We love our home, but the surrounding area is falling apart. The decrepit state of the Country Club neighborhood has attracted crime and graffiti, and it makes my family feel unsafe.

We are so excited about the new development proposed in The Villages Plan. My family and I are looking forward to the days when we can walk trails in the evening without any fear. I am supportive of The Villages plan because it will help make the neighborhood a safer place for everyone.

Please consider approving this plan to improve the quality of life for residents.

With respect,

Nemanja Zdralo

599 Dana Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Scott Schmidt <scottcelina@yahoo.com>  
date: Wednesday, July 26, 2017 at 2:32 PM  
subject: Country Club and Golf Course renewal plan

Dear Council,

The Villages project is the right choice for Escondido. The developers will keep over 40% of the property as dedicated open space and I am proud of their commitment to keeping our community green and open. Better yet, all the new open space amenities are accessible to existing residents at NO COST. This is a win-win for the community, city and our region.

Thank you,

Scott Schmidt

1731 Larkhaven Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Mike Sannella <sdrep@msn.com>  
date: Wednesday, July 26, 2017 at 7:44 PM  
subject: Escondido Country Club redevelopment

Dear City Council,

I am a homeowner in close proximity to the Escondido Country Club and I would like to express my support for the plan to redevelop the property. The plan will create trail systems and amenities like a pool, gym, a restaurant and event spaces. These welcome additions will revitalize this community and raise surrounding property values in the process. Please consider approving this plan for the benefit of the residents of this community.

Best regards,

Mike Sannella

1888 Fairway Park

to: Mayor Sam Abed <sabed@escondido.org>  
from: Joe Russell <1nancyrussell@gmail.com>  
date: Wednesday, July 26, 2017 at 7:44 PM  
subject: The Villages plan for the country club site

Dear Council,

Please support The Villages plan for the redevelopment of the decaying country club property. It has sat as an abandoned property for far too long now. New Urban West's plan includes amenities that will benefit our entire community and breathe new life into the social experience of our neighborhood. Please support the plan so that we can finally be rid of the eyesore!

Thank you,

Joe Russell

1308 Miraflores Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: Mitchell Bailey <tbailey@plum.com>

date: Thursday, July 27, 2017 at 10:23 AM

subject: Redevelopment of the old country club property

Dear Mayor Abed,

I support New Urban West's plan to redevelop the Escondido Country Club and increase our property values. I ask that the City Council support The Villages project, which will help revitalize our neighborhood, add new amenities for our enjoyment and help boost the value of my home.

Thank you,

Mitchell Bailey

1541 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Melisa Kazemier <melisa.kazemier@gmail.com>  
date: Thursday, July 27, 2017 at 10:59 AM  
subject: Golf course and country club redevelopment

Dear City Council,

I support New Urban West's plan to restore the Escondido Country Club neighborhood and increase our property values. I ask that the City Council support the Villages project, which will repair our deteriorating neighborhood, add new amenities and help boost the value of my home.

Regards,

Melisa Kazemier

1040 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Jerry Kaufman <mrjerry@att.net>

date: Thursday, July 27, 2017 at 1:06 PM

subject: Please support The Villages plan

Dear City Leaders,

I am an Escondido resident writing to ask you to support The Villages project. The project will help create a vibrant local economy through the creation of hundreds of new jobs and funding important city services. Please support The Villages and help our local economy thrive!

All the best,

Jerry Kaufman

to: Mayor Sam Abed <sabed@escondido.org>

from: Lindsey DesRochers <derocherslindsey@hotmail.com>

date: Thursday, July 27, 2017 at 1:19 PM

subject: country club redevelopment

Dear City Council Members,

I want to raise my family in a vibrant, safe and fun neighborhood. We love our home, but the surrounding area is falling apart. We are so excited about the possibility of a new development with a pool and trails for riding bikes and walking with our family to meet other neighbors in the area.

Best Regards,

Lindsey DesRochers

1621 Gary Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Dennis Goeres <densterg@cox.net>  
date: Thursday, July 27, 2017 at 2:09 PM  
subject: Boost Our Economy - Approve The Villages

Dear City Council Members,

I am writing to ask that the City Council help boost our local economy. The Villages plan proposed by New Urban West will not only clean up the blighted Escondido Country Club, it also will create new jobs and generate revenue that will help support vital services, like police and fire. Please support The Villages plan to bring economic benefits to our City.

Thank you,

Dennis Goeres

2112 Rock Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: John DeLong <b-rflemings@sbcglobal.net>  
date: Thursday, July 27, 2017 at 4:25 PM  
subject: Redevelopment of the old country club property

Dear City Council,

I support The Villages plan, and am writing to ask you to do the same. This has gone on long enough and it's time to eliminate this blight in our neighborhood. The Villages plan would greatly improve the quality of life for all in our community. We have to drive by and see this blight each day. As our elected leaders, we count on you to make our help make our community a better place to live. The plans by New Urban West do just that. Please vote to support The Villages plan.

Kind regards,

John DeLong

1422 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Jared Ramsey <jarmech@gmail.com>

date: Friday, July 28, 2017 at 10:40 AM

subject: Country Club redevelopment

Dear Council,

I am an Escondido Country Club resident and I would like to express my support for the plan to redevelop the former Escondido Country Club property. The Villages plan will create walking/running trails and community amenities like a pool, gym, and tennis courts. The plan also proposes a new restaurant and bar. These are welcome additions that will help revitalize this abandoned neighborhood while raising property values and supporting a healthy economy in the process. Please consider approving this plan to improve the quality of life for nearby residents.

Sincerely,

Jared Ramsey

1730 Judith Pl

**R E C E I V E D**  
AUG 18 2017  
**PLANNING DIVISION**



## Renew Our Country Club

1026 El Norte Parkway, PMB 226  
Escondido, CA 92026  
[ROCC.together@gmail.com](mailto:ROCC.together@gmail.com)  
[www.renewourcountryclub.org](http://www.renewourcountryclub.org)

August 18, 2017

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

Dear Ms. Blackson,

This is a follow up to our July 26<sup>th</sup> letter. As previously noted, ROCC has been requesting our members and supporters write letters to the Mayor and Council to express support for the Villages. Additional letters are attached here.

Please include these letters in the draft EIR.

Thank you,

A handwritten signature in black ink, appearing to read "Miles Grimes", with a long, sweeping underline.

Miles Grimes  
Renew Our Country Club

Cc: Mike Strong, Assistant Planning Director  
Bill Martin, Director of Community Development  
Jay Petrek, Assistant City Manager  
Jeff Epp, City Manager

to: Mayor Sam Abed <sabed@escondido.org>

from: John DeLong <johnadel@yahoo.com>

date: Friday, July 28, 2017 at 2:21 PM

subject: Redevelopment of the old country club property

Dear City Council,

I support The Villages plan, and am writing to ask you to do the same. This has gone on long enough and it's time to eliminate this blight in our neighborhood. The Villages plan would greatly improve the quality of life for all in our community. We have to drive by and see this blight each day. As our elected leaders, we count on you to make our help make our community a better place to live. The plans by New Urban West do just that. Please vote to support The Villages plan.

Kind regards,

John DeLong

1422 W Country Club Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Hoodean Vafaei <asoboleski@gmail.com>  
date: Friday, July 28, 2017 at 2:28 PM  
subject: The Villages pan for the Escondido Country Club

Dear Council,

I would like to share my support of The Villages plan. Golf is not going to return to our neighborhood, that much is clear, and this is a smart alternative. The plan provides a solution for the entire community - open green space, parks and recreation amenities. I support New Urban West and their plan to revitalize the decaying country club.

Regards,

Hoodean Vafaei

1856 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Holly Oquist <holsuz@gmail.com>  
date: Wednesday, August 02, 2017 at 9:53 AM  
subject: Country Club Redevelopment and Renewal

Dear Council Members

I am writing the council today to strongly urge you to approve The Villages project by New Urban West so that we can finally move on fix the mess left by the dead golf course. Like many of my neighbors, I feel nostalgic when I think back to the old days of the Country Club. I learned to swim in that pool. I went to dinner, attended birthday parties and met friends at the club. Now it's covered in graffiti and littered with liquor bottles and broken glass. New Urban West's proposal will bring life back to the property with it's wide variety of family friendly amenities. It's time to move on - let's get this deal done!

Best,

Holly Oquist

2016 Camino Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Debra Woychak <dwoychak40@hotmail.com>  
date: Wednesday, August 02, 2017 at 10:39 AM  
subject: Create New Jobs!

Good day,

I am writing to express my strong support for The Villages plan for the old Escondido Country Club. The construction industry has suffered for years, and this project could help put our construction workers back to work in Escondido. I hope you will approve The Villages plan to help create new jobs.

Kind Regards,

Debra Woychak

1320 Scenic Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Henry Doorn <henrydoorn@outlook.com>  
date: Wednesday, August 02, 2017 at 10:56 AM  
subject: The Villages plan for ECC

Dear City Council,

Escondido needs new housing to accommodate our growing population, and The Villages plan has proposed a development that we can all get behind. I support this project because it proposes developing housing in a sustainable way. The Villages will be the first community in North County powered by 100% renewable energy. Each new home will be equipped with solar panels and will include high-efficiency insulation and appliances. I am also in favor of this project because it will dedicate 40% of the property to open space. I know this is something that is important to the community, so I'm glad to see that the developers are committed to maintaining a green, open space for all to enjoy. I believe The Villages is a responsible development and a great choice for Escondido. Thank you for considering my support.

Sincerely,

Henry Doorn

1435 Anoché Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: Carolyn Brenner <cbrenner1357@yahoo.com>

date: Wednesday, August 02, 2017 at 3:22 PM

subject: Support City Services - Approve The Villages Project

Escondido Council Members,

I am writing to express my support for The Villages plan proposed by New Urban West to restore the former Escondido Country Club. The new amenities of this plan will increase revenues, which will help support services like police and fire departments. This is a great plan for Escondido. Not only will it renew the blighted Escondido Country Club neighborhood, it will also support a healthy economy and local jobs.

Sincerely,

Carolyn Brenner

1826 Burlington Pl

to: Mayor Sam Abed <sabed@escondido.org>  
from: Gary Murphy <grmurphy538@gmail.com>  
date: Thursday, August 03, 2017 at 3:27 PM  
subject: Escondido Country Club and Golf Course

Dear Council,

The closure of the Escondido Country Club and Golf Course has dealt a great loss to the entire Escondido Community.

I remember the days when the pool and clubhouse were the centerpiece of a thriving community, a place we could gather and see our neighbors while enjoying the amenities.

This wonderful feature has been replaced with graffiti, boarded windows, broken glass and trash, not to mention the crime that accompanies it.

The New Urban West Villages plan would be a great option to fix this mess permanently bringing economic growth to the area.

The plan will benefit the existing community with high-quality amenities, and bring back fun options within walking distance.

Best Regards,

Gary Murphy

1753 Harold Rd

to: Mayor Sam Abed <sabed@escondido.org>  
from: Sarah Valenzuela <sarah.c.valenzuela@gmail.com>  
date: Thursday, August 03, 2017 at 4:17 PM  
subject: Escondido Country Club Villages plan

Dear Council Members,

I live near the Escondido Country Club and cannot wait for this plan to revitalize the community. The proposed amenities - a pool, restaurant, parks and trails will create a neighborhood hub just a short walk away from much of the surrounding community. Please approve this project so that we can start enjoying our community again!

Best Regards,

Sarah Valenzuela

1449 Calle Redonda Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Lynn warfield <lesynnwar2@gmail.com>

date: Thursday, August 03, 2017 at 8:08 PM

subject: Create New Jobs for Escondido

Dear Mr. Mayor and Council Members,

I support The Villages plan for the abandoned Escondido Country Club because it helps support a healthy economy by creating new jobs. The new facilities, like the restaurant and bar, will provide many good-paying jobs for hard-working people. Additionally, the development will create hundreds of construction jobs. As the construction sector has suffered in recent years, this project could be a major job creator for Escondido's construction workers. Please support The Villages plan to help bring more jobs to Escondido.

Kind Regards,

Lynn warfield

10204 Oak Spur Way

to: Mayor Sam Abed <sabed@escondido.org>  
from: Denise Miner <donm\_85@hotmail.com>  
date: Saturday, August 05, 2017 at 12:03 PM  
subject: Escondido Country Club and Golf Course

Dear City Council,

I support The Villages plan for the former Escondido Country Club because it helps support a healthy economy by creating new jobs. The new facilities, like the restaurant and bar, will provide many good-paying jobs for hard-working people. Additionally, the development will create hundreds of construction jobs. As the construction sector has suffered in recent years, this project could be a major job creator for Escondido's construction workers. Please support The Villages plan to help bring more jobs to Escondido.

Sincerely,

Denise Miner

1708 Pinehurst Ave

to: Mayor Sam Abed <sabed@escondido.org>  
from: Susan Westlake <westlake888@outlook.com>  
date: Saturday, August 05, 2017 at 3:17 PM  
subject: Escondido Country Club

Dear Council,

The closure of the Escondido Country Club has left the community run-down and decayed. The neighborhood has faced increasing crime and vandalism. Now is the time to take action and turn the abandoned neighborhood into a new community gathering place that Escondido can be proud of. I am in support of The Villages plan proposed by New Urban West. This plan will restore the Country Club neighborhood and bring new amenities to Escondido. Instead of the ugly, abandoned golf course, the neighborhood will have a four-mile trail system, 48-acres of open space, and six new parks. Instead of the graffiti-covered clubhouse, the neighborhood will enjoy a new Village Center with a restaurant, bar, community farm and event space. These amenities will not only enhance social opportunities, they will also create jobs and generate revenue, strengthening our local economy. The Villages plan is a great solution to the problem at the old Country Club, and I hope you will approve the plan to make the neighborhood a better place.

Best Regards,

Susan Westlake

1445 Anoché Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Denise Tippett <stippett71@gmail.com>  
date: Monday, August 07, 2017 at 10:49 AM  
subject: Old country club property redevelopment

Dear City Council,

I'm writing to share my strong support for The Villages plan. This plan makes sense to help bring our community into the 21st century with new homes and amenities for us all to enjoy. It is clear the golf course is not going to come back, so it would be nice to have something nicer to look at. This project includes plenty of green space, trees, and is responsibly designed. All of these factors will help create a great neighborhood for the next generation. Please support The Villages plan and help us keep moving our city forward.

Thank you,

Denise Tippett

1856 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Cheryl Espeland-Askew <cheriaskew@cox.net>  
date: Monday, August 07, 2017 at 11:03 AM  
subject: Yes on The Villages

Hello,

Please approve The Villages plan to bring new jobs to Escondido! The development proposed by New Urban West will not only bring new parks, trails and recreational amenities to the community, it will also stimulate job growth and help support our economy. Please consider approving this important plan for Escondido.

Sincerely,

Cheryl Espeland-Askew

2550 Douglaston Glen

to: Mayor Sam Abed <sabed@escondido.org>

from: Travis Gregory <casinotrav@yahoo.com>

date: Monday, August 07, 2017 at 11:26 AM

subject: Smart Choice For Escondido = Approving The Villages

Mr. Mayor and Council,

The Villages project is a smart choice for Escondido because it will help our economy thrive and replace a blighted piece of property with an economic engine. The project will create hundreds of jobs and generate millions in new revenue that will fund vital services for our city. This project is a home run. I support The Villages plan to revitalize the Escondido Country Club neighborhood and benefit our economy.

Regards,

Travis Gregory

2192 Rock View Glen

to: Mayor Sam Abed <sabed@escondido.org>  
from: Denise Tippett <stippett71@gmail.com>  
date: Monday, August 07, 2017 at 11:40 AM  
subject: Strong Support for The Villages

To Whom It May Concern,

I am writing to express my strong support for The Villages plan proposed by New Urban West. This project will have a positive impact on the community, including economic impacts, job creation and fiscal benefits that will help Escondido fight crime and improve public safety. Please approve The Villages project to support a healthy, sustainable economy in Escondido.

Thanks,

Denise Tippett

1856 Pamela Ln

to: Mayor Sam Abed <sabed@escondido.org>  
from: Patrick Peterson <mamurrieta@cox.net>  
date: Tuesday, August 08, 2017 at 12:18 PM  
subject: The Villages Project

Dear City Council,

I support The Villages plan and I am writing to ask you to support it as well. Not only will the buffer between the new and existing homes provide us residents with plenty of privacy, it will also provide us with walking trails and beautiful scenery. Plus, the housing is 35% less dense than the permitted limit. This is common sense development. Let's get this built so we can finally be rid of the eyesore.

Best regards,

Patrick Peterson

2041 Golden Circle Dr

to: Mayor Sam Abed <sabed@escondido.org>  
from: Patrick Peterson <mamurrieta@cox.net>  
date: Tuesday, August 08, 2017 at 12:44 PM  
subject: The Villages Project

Dear City Council,

I support The Villages plan and I am writing to ask you to support it as well. Not only will the buffer between the new and existing homes provide us residents with plenty of privacy, it will also provide us with walking trails and beautiful scenery. Plus, the housing is 35% less dense than the permitted limit. This is common sense development. Let's get this built so we can finally be rid of the eyesore.

Best regards,

Patrick Peterson

2041 Golden Circle Dr

to: Mayor Sam Abed <sabed@escondido.org>

from: Jill saliba <jmsaliba@sbcglobal.net>

date: Tuesday, August 08, 2017 at 12:45 PM

subject: Yes on The Villages

Dear Council,

The Villages plan for the former Escondido Country Club would be a great shot in the arm to our city's economy. The project will provide new parks, recreation and dining options for all of us to enjoy. The revenue and local jobs generated by The Villages plan will go a long way in supporting our local economy and ensuring we have dollars for programs in years to come.

I hope you will support The Villages plan. Thank you.

Best,

Jill saliba

to: Mayor Sam Abed <sabed@escondido.org>  
from: Salvador Ramirez <salramirez69@aol.com>  
date: Tuesday, August 08, 2017 at 2:16 PM  
subject: I support The Villages and you should too!

City leaders,

I am writing in the hope that you join me in supporting The Villages project proposed for the old Escondido Country Club. Ever since the Country Club closed, a former bustling community center has turned into a sad, blighted place. The project will help revitalize our economy with new businesses, jobs and amenities for us all to enjoy. Even better, the City gets millions in new revenue to support efforts to fight crime and make our City a better place to live. Thank you for your consideration.

All the best,

Salvador Ramirez

2000 Montego Ave

to: Mayor Sam Abed <sabed@escondido.org>  
from: Lori Gjerman <opus\_mama@yahoo.com>  
date: Wednesday, August 09, 2017 at 1:18 PM  
subject: Move Escondido Forward!

Dear Councilmembers,

Escondido is home to many hard-working people. The Villages plan for the blight at the former Escondido Country Club will help us continue to bring in well-paying jobs to support our community. Many jobs will be created during construction, in addition to the immense economic benefits that will come once the project is complete. The community gets access to great new parks and recreational opportunities without any taxpayer dollars. I support The Villages plan for the abandoned Escondido Country Club because we need to strengthen our local economy.

Sincerely,

Lori Gjerman

2408 Patterson Rd

to: Mayor Sam Abed <sabed@escondido.org>  
from: Michelle Pettycord <pettycord@gmail.com>  
date: Wednesday, August 09, 2017 at 2:04 PM  
subject: Replace the abandoned Escondido Country Club

Dear City Council,

We need to allow a responsible plan for improvement of this project! The development has been hampered by a handful of vocal residents and I'm tired of seeing a few speak for all of us. I am in support of The Villages plan for the abandoned Escondido Country Club, and hope you are too. By replacing a decaying and abandoned golf course with new residences and amenities, we have the unique opportunity to help our economy grow. The plan creates hundreds of local jobs while providing access to great new parks, trails at no cost to taxpayers. The new revenues generated by the project will help support vital programs like schools and public services. This is exactly what we need in our City. This is a win-win for the residents and the City. Please support The Villages plan.

Best Regards,

Michelle Pettycord

1405 Ferrara Ct

to: Mayor Sam Abed <sabed@escondido.org>

from: Nancie Froning <froningn@yahoo.com>

date: Wednesday, August 09, 2017 at 4:26 PM

subject: Build The Villages

City Councilors,

I support The Villages plan for the abandoned Escondido Country Club because it will bring much-needed jobs to Escondido. The sooner this plan is approved, the sooner we can put hard-working construction employees back to work! Let's get this built.

Thanks,

Nancie Froning

1530 Windsong Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Pete Oakley <peteoakley@aol.com>

date: Thursday, August 10, 2017 at 12:36 PM

subject: Time to do something about ECC

Escondido Council Members,

I implore the City Council to take action NOW to end the mess at the Escondido Country Club. Four years is far too long to sit around doing nothing while our neighborhood falls to pieces.

It is time for the City Council to do something about the deteriorating state of a once-cherished Escondido community. I support the Villages plan to restore the Escondido Country Club, and I urge the City Council to support the plan as well.

Sincerely,

Pete Oakley

1124 Gary Ln

to: Mayor Sam Abed <sabed@escondido.org>

from: Tamara Strankowski <tamara\_strankowski@yahoo.com>

date: Wednesday, August 09, 2017 at 4:29 PM

subject: The Villages Plan

Dear City Council Members,

The current Villages plan for the Escondido Country Club community includes three new public parks, miles of walking trails and a rebuilt clubhouse with a restaurant and bar. In addition, the facility would include a pool, gym, and banquet facility. All of these new facilities and amenities will require staff, creating many new jobs for Escondido. Plus, the new housing will bring in millions of dollars in revenue for the City, adding to the general fund and contributing to a thriving economy. Please approve The Villages plan today to help support a prosperous economy in Escondido.

Regards,

Tamara Strankowski

1265 Soria Gln

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Escondido Country Club Redevelopment  
**Date:** Wednesday, July 26, 2017 4:09:35 PM  
**Attachments:** [image001.jpg](#)

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**From:** Heidi Rodelo [mailto:heidicalene@gmail.com]  
**Sent:** Monday, June 12, 2017 8:22 PM  
**To:** Michael Morasco <Mmorasco@escondido.org>  
**Subject:** Escondido Country Club Redevelopment

Dear Council,

I am so thrilled about The Villages plan for the old Escondido Country Club community. This project will set aside 40% of the property as open space, which will give families room to run around, ride bikes, picnics and more. I love that this project isn't just about housing. It's also going to bring new recreational amenities. In addition to what I mentioned above, the plan also includes a new swimming pool, rec center, and community garden and tennis courts. I'm also happy about the sustainability aspects of the plan – 100% of homes will be powered by solar panels. Please approve this great plan for Escondido.

Sincerely,  
Heidi Rodelo  
1768 Dancer Pl  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Help move our neighborhood forward!  
**Date:** Thursday, July 20, 2017 4:31:29 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:26 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Help move our neighborhood forward!  
**From:** Rosa Ruiz [<mailto:r Ruiz@s1lending.com>]  
**Sent:** Thursday, July 13, 2017 10:26 AM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Help move our neighborhood forward!  
Dear Members of the City Council,

Please support The Villages plan. I'm looking forward to a day when we can finally get rid of the blighted Escondido Country Club, and replace it with amazing new facilities for the entire community to enjoy.

New parks, amenities and dining options will go a long way in breathing new life into our neighborhood. Let's build our future!

Best,  
Rosa Ruiz  
1343 Vista Verde Way  
Escondido, CA 92027 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Country club and golf course redevelopment  
**Date:** Friday, August 18, 2017 6:34:52 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Joe Russell <[lnancyrussell@gmail.com](mailto:lnancyrussell@gmail.com)>  
**Date:** August 17, 2017 at 12:53:07 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Country club and golf course redevelopment  
**Reply-To:** [lnancyrussell@gmail.com](mailto:lnancyrussell@gmail.com)

Dear Escondido City Council,

It is time for our community to move on. New Urban West has spent countless hours listening to the wants and needs of our community and has come up with a plan for development that the majority of us can get on board with. We ask that you do to. It is time to do something about this mess and The Villages plan is the answer. Please vote to approve this plan so that we can all finally move on.

Best regards,  
Joe Russell  
1308 Miraflores Glen  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Country Club and golf course renewal  
**Date:** Friday, August 18, 2017 6:33:23 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Nancy Russell <[1nancyrussell@gmail.com](mailto:1nancyrussell@gmail.com)>  
**Date:** August 17, 2017 at 3:42:07 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Country Club and golf course renewal  
**Reply-To:** [1nancyrussell@gmail.com](mailto:1nancyrussell@gmail.com)

Dear Council,

I am excited about The Villages plan for the old country club property. I am looking forward to getting our bar and restaurant back. The amenities that New urban West are proposing are exactly what this area needs. Please support this plan.

Sincerely,  
Nancy Russell  
1308 Miraflores Glen  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Yes on The Villages  
**Date:** Tuesday, August 8, 2017 1:52:43 PM

---

**From:** Ed Gallo  
**Sent:** Tuesday, August 8, 2017 1:42 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Yes on The Villages  
**From:** Jill saliba [<mailto:jmsaliba@sbcglobal.net>]  
**Sent:** Tuesday, August 08, 2017 12:24 PM  
**To:** Ed Gallo <[egallo@escondido.org](mailto:egallo@escondido.org)>  
**Subject:** Yes on The Villages

Dear Council,

The Villages plan for the former Escondido Country Club would be a great shot in the arm to our city's economy. The project will provide new parks, recreation and dining options for all of us to enjoy. The revenue and local jobs generated by The Villages plan will go a long way in supporting our local economy and ensuring we have dollars for programs in years to come.

I hope you will support The Villages plan. Thank you.

Best,  
Jill saliba

Escondido, CA 92029

**From:** Kristin Blackson  
**To:** [Kristin Blackson](#)  
**Subject:** FW: ECC development  
**Date:** Tuesday, July 18, 2017 8:58:26 PM

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Kristin Blackson, Contract Planner

City of Escondido

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

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**From:** Nancy Sampson [[ngsampson@aol.com](mailto:ngsampson@aol.com)]  
**Sent:** Monday, July 17, 2017 12:42 PM  
**To:** Kristin Blackson  
**Subject:** ECC development

Hello,

I live on the 16th tee of the old golf course at 1818 Firestone. My parents have owned this property since the early 1990s and spent many happy times on the course and the clubhouse.

My mother is now 100 years old and quite depressed every time we look out over the weed filled mess in our back yard.

I generally support the development proposed but think that the 3rd neighborhood village is quite crowded compared to the others. The lot sizes are smaller as are the homes. If there is to be a reduction in the number of homes built, I would hope that it starts here.

Nancy Sampson

Sent from my iPad

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Please support The Villages plan for the old ECC  
**Date:** Thursday, July 20, 2017 4:29:23 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:24 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Please support The Villages plan for the old ECC  
**From:** Harvellee Sannella [<mailto:harvellee01@msn.com>]  
**Sent:** Friday, July 14, 2017 1:43 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Please support The Villages plan for the old ECC  
Dear City Council,

Please consider supporting The Villages plan to redevelop the Escondido Country Club. The property has been in disrepair for years and it really makes the entire community look bad. This plan has something for everyone and most importantly, it will make this community the great place it once was. When I bought my house, I never thought I would have to come home every night to see a blighted abandoned building and chain link fence. I hope you will support the redevelopment plan that will clean up our neighborhood.

Regards,  
Harvellee Sannella  
1888 Fairway Park  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Former Escondido Country Club and Golf Course  
**Date:** Wednesday, July 26, 2017 4:07:15 PM  
**Attachments:** [image001.jpg](#)

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**From:** Mike Sannella [mailto:mike\_sann@yahoo.com]  
**Sent:** Monday, June 12, 2017 4:53 PM  
**To:** Michael Morasco  
**Subject:** Former Escondido Country Club and Golf Course  
Dear City Council,

I am writing to express my support for The Villages plan proposed by New Urban West. I am a homeowner in the Escondido Country Club neighborhood and it has been hard for my family to watch our neighborhood fall apart over the last few years. What was once a beautiful and vibrant community is now decayed and plagued with graffiti. The green fields of the golf course are now patches of brown, dead grass. I want my family to live in a neighborhood they are proud of, and I believe that The Villages plan is our best bet at bringing this community back to life. I urge the City Council to take action and support this project. Please help us restore pride in our community.

Regards,  
Mike Sannella  
1888 Fairway Park  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: old country club property redevelopment  
**Date:** Wednesday, July 26, 2017 3:53:41 PM  
**Attachments:** [image001.jpg](#)

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**From:** Scott Schmidt [mailto:[scottcelina@yahoo.com](mailto:scottcelina@yahoo.com)]  
**Sent:** Friday, July 07, 2017 11:22 AM  
**To:** Michael Morasco  
**Subject:** old country club property redevelopment

Dear Council Members,

Please let this project move forward. We have been waiting for our area to return to the wonderful days of living in this country club area. We need to remove the blight & run down golf course ,have the new homes an new villages area to return the glory days of this neighborhood. Thank so much.

Regards,  
Scott Schmidt  
1731 Larkhaven Glen  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Restore Neighborhood Pride  
**Date:** Wednesday, July 26, 2017 4:07:07 PM  
**Attachments:** [image001.jpg](#)

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**From:** Melody Seekins [mailto:[melodyseekins@yahoo.com](mailto:melodyseekins@yahoo.com)]  
**Sent:** Monday, June 12, 2017 5:41 PM  
**To:** Michael Morasco  
**Subject:** Restore Neighborhood Pride  
Escondido Council Members,

I am writing to express my support for The Villages plan proposed by New Urban West. I am a homeowner in the Escondido Country Club neighborhood and it has been hard for my family to watch our neighborhood fall apart over the last few years. What was once a beautiful and vibrant community is now decayed and plagued with graffiti. The green fields of the golf course are now patches of brown, dead grass.

I want my family to live in a neighborhood they are proud of, and I believe that The Villages plan is our best bet at bringing this community back to life. I urge the City Council to take action and support this project. Please help us restore pride in our community.

Sincerely,  
Melody Seekins  
3242 Laurashawn Ln  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Please vote in favor of the Villages plan!  
**Date:** Wednesday, July 26, 2017 4:06:09 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Kevin Stevenson [mailto:[tedkevinstevenson@gmail.com](mailto:tedkevinstevenson@gmail.com)]

**Sent:** Wednesday, June 14, 2017 2:47 PM

**To:** Michael Morasco

**Subject:** Please vote in favor of the Villages plan!

Dear Mayor and City Councilmembers,

The Villages plan for the neglected Escondido Country Club makes me feel hopeful for the future of our community. I love that each new house will be powered by renewable, solar energy, and that the project team is using sustainable products like low VOC paint and high-efficiency appliances in the homes. I'm also a big fan of incorporating drought-tolerant landscaping in southern California, so I'm happy that the plan includes a native plant base and recycled water irrigation. I think this is a very smart plan, and I hope to see the City Council approve it in the near future.

Best Regards,  
Kevin Stevenson  
2202 Village Rd  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Denise Tippett  
**Date:** Wednesday, July 26, 2017 3:54:29 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Denise Tippett [mailto:stippett71@gmail.com]

**Sent:** Thursday, July 06, 2017 3:28 PM

**To:** Michael Morasco

**Subject:** Denise Tippett

Dear Council Members,

I'm writing to share my strong support for The Villages plan. This plan makes sense to help bring our community into the 21st century with new homes and amenities for us all to enjoy. It is clear the golf course is not going to come back, so it would be nice to have something nicer to look at. This project includes plenty of green space, trees, and is responsibly designed. All of these factors will help create a great neighborhood for the next generation. Please support The Villages plan and help us keep moving our city forward.

Best,

Denise Tippett

1852 Pamela Ln

Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Old country club property redevelopment  
**Date:** Monday, August 7, 2017 12:03:57 PM

---

**From:** Ed Gallo  
**Sent:** Monday, August 7, 2017 11:03 AM  
**To:** Bernadette Bjork  
**Subject:** Fw: Old country club property redevelopment  
Ed Gallo

---

**From:** Denise Tippett <[stippett71@gmail.com](mailto:stippett71@gmail.com)>  
**Sent:** Monday, August 7, 2017 10:50 AM  
**To:** Ed Gallo  
**Subject:** Old country club property redevelopment  
Dear City Council,

I'm writing to share my strong support for The Villages plan. This plan makes sense to help bring our community into the 21st century with new homes and amenities for us all to enjoy. It is clear the golf course is not going to come back, so it would be nice to have something nicer to look at. This project includes plenty of green space, trees, and is responsibly designed. All of these factors will help create a great neighborhood for the next generation. Please support The Villages plan and help us keep moving our city forward.

Thank you,  
Denise Tippett  
1852 Pamela Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Fix this mess - Vote YES on the Villages  
**Date:** Friday, August 18, 2017 6:32:51 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Denise Tippett <[stippett71@gmail.com](mailto:stippett71@gmail.com)>  
**Date:** August 17, 2017 at 3:51:19 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Fix this mess - Vote YES on the Villages  
**Reply-To:** [stippett71@gmail.com](mailto:stippett71@gmail.com)

Dear Council members,

Now is the time to take action and clean up the Escondido Country Club. Don't delay the inevitable! Sooner or later, something has got to be done about this deteriorating neighborhood. New Urban West has proposed a responsible, viable plan that will bring out neighborhood back to life. Let's not waste any more time. Please approve The Villages plan to restore our community!

Kind regards,  
Denise Tippett  
1852 Pamela Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Vote YES on the Villages  
**Date:** Friday, August 18, 2017 6:31:58 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Denise Tippett <[stippett71@gmail.com](mailto:stippett71@gmail.com)>  
**Date:** August 17, 2017 at 4:10:58 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Vote YES on the Villages  
**Reply-To:** [stippett71@gmail.com](mailto:stippett71@gmail.com)

Dear Council Members,

I am in support of The Villages plan for the former Escondido Country Club, and hope you are too. By bringing new residences and amenities to our community, we have the unique opportunity to help our economy grow. I hope that the City Council sees this opportunity as more than bringing badly-needed housing to our area, but rather as a way to significantly increase our tax base. These extra tax revenues will help support vital programs like schools and public services. This is exactly what we need in our City. We would be wise to accept this proposal as a method to enhance our community. This is a win-win for the residents and the City. Please support The Villages plan.

Regards,  
Denise Tippett  
1856 Pamela Ln  
Escondido, CA 92026



**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: country club redevelopment  
**Date:** Wednesday, July 26, 2017 4:05:03 PM  
**Attachments:** [image001.jpg](#)

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**From:** Scott Tippet [mailto:stippet71@gmail.com]  
**Sent:** Friday, June 16, 2017 11:10 AM  
**To:** Michael Morasco  
**Subject:** country club redevelopment  
Council members,

I am writing to share my support of The Villages plan. It is clear that golf is not going to return to our neighborhood, and this is a smart alternative. The plan provides the ample green space we have been looking for, but also helps address our housing shortage. This plan is a win-win for our community.

Regards,  
Scott Tippet  
1852 Pamela Ln  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: I support The Villages project  
**Date:** Tuesday, August 15, 2017 4:15:30 PM

---

**From:** Michael Morasco  
**Sent:** Tuesday, August 15, 2017 3:42 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: I support The Villages project

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Scott Tippett <[stippett71@gmail.com](mailto:stippett71@gmail.com)>  
**Date:** August 15, 2017 at 12:55:50 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** I support The Villages project  
**Reply-To:** [stippett71@gmail.com](mailto:stippett71@gmail.com)

Dear City Council,

I'm writing to share my strong support for The Villages plan. This plan makes sense to help bring our community into the 21st century with new homes and amenities for us all to enjoy. It is clear the golf course is not going to come back, so it would be nice to have something nicer to look at. This project includes plenty of green space, trees, and is responsibly designed. All of these factors will help create a great neighborhood for the next generation. Please support The Villages plan and help us keep moving our city forward.

Regards,  
Scott Tippett  
1852 Pamela Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Denise Tippett  
**Date:** Wednesday, July 26, 2017 3:54:29 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Denise Tippett [mailto:stippett71@gmail.com]

**Sent:** Thursday, July 06, 2017 3:28 PM

**To:** Michael Morasco

**Subject:** Denise Tippett

Dear Council Members,

I'm writing to share my strong support for The Villages plan. This plan makes sense to help bring our community into the 21st century with new homes and amenities for us all to enjoy. It is clear the golf course is not going to come back, so it would be nice to have something nicer to look at. This project includes plenty of green space, trees, and is responsibly designed. All of these factors will help create a great neighborhood for the next generation. Please support The Villages plan and help us keep moving our city forward.

Best,

Denise Tippett

1852 Pamela Ln

Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Villages  
**Date:** Friday, August 18, 2017 6:34:27 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Angela Trevino <[missangierea@gmail.com](mailto:missangierea@gmail.com)>  
**Date:** August 17, 2017 at 2:41:40 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Villages  
**Reply-To:** [missangierea@gmail.com](mailto:missangierea@gmail.com)

Mayor and Council Members,

I am a resident and am writing to ask you support the Villages plan at the old ECC property. The area is looking really run down these days. I know you have probably seen the vandalism and graffiti at the old clubhouse area. It is really sad to watch the neighborhood decay and fall into disrepair. I was pleased to review the Villages plan and learn that it protects nearly half of the property as open space and includes three new parks, miles of walking trails and a new place to grab dinner with family and friends. It will be really great to walk to a local restaurant and I am excited to see some positive changes in our neighborhood. Please support the Villages and vote yes.

Thank you,  
Angela Trevino  
1931 Edith Dr  
Escondido, CA 92026



**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Golf course and country club property  
**Date:** Wednesday, July 26, 2017 4:10:24 PM  
**Attachments:** [image001.jpg](#)

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**From:** Alyssa Vafaei [mailto:asoboleski@gmail.com]  
**Sent:** Friday, June 09, 2017 2:24 PM  
**To:** Michael Morasco <Mmorasco@escondido.org>  
**Subject:** Golf course and country club property

Dear City Council,

The time to take action is long overdue. It is time to clean up the Escondido Country Club. Please don't delay the inevitable! Something has got to be done about this deteriorating property in my neighborhood. New Urban West has proposed a responsible, viable plan that will bring our neighborhood back to life. Please don't waste any more time. Approve The Villages plan to restore our community!

Best,  
Alyssa Vafaei  
1856 Pamela Ln  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club  
**Date:** Thursday, July 20, 2017 4:26:12 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:18 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Escondido Country Club  
**From:** Alyssa Vafaei [<mailto:asoboleski@gmail.com>]  
**Sent:** Tuesday, July 18, 2017 12:35 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Escondido Country Club  
Dear Council,

I am excited about the prospect of the sustainable development project that New Urban West is proposing for the Escondido Country Club neighborhood. Environmentally-friendly housing and solar energy is the future. Please help us bring this amazing opportunity to fruition by voting in favor of The Villages plan.

Thank you,  
Alyssa Vafaei  
1856 Pamela Ln  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Golf course and country club property  
**Date:** Wednesday, July 26, 2017 4:10:24 PM  
**Attachments:** [image001.jpg](#)

---

**From:** Alyssa Vafaei [mailto:asoboleski@gmail.com]  
**Sent:** Friday, June 09, 2017 2:24 PM  
**To:** Michael Morasco <Mmorasco@escondido.org>  
**Subject:** Golf course and country club property

Dear City Council,

The time to take action is long overdue. It is time to clean up the Escondido Country Club. Please don't delay the inevitable! Something has got to be done about this deteriorating property in my neighborhood. New Urban West has proposed a responsible, viable plan that will bring our neighborhood back to life. Please don't waste any more time. Approve The Villages plan to restore our community!

Best,  
Alyssa Vafaei  
1856 Pamela Ln  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: The Villages pan for the Escondido Country Club  
**Date:** Friday, July 28, 2017 2:38:32 PM

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**From:** Michael Morasco  
**Sent:** Friday, July 28, 2017 2:33 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: The Villages pan for the Escondido Country Club

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Hoodean Vafaei <[hoodean@gmail.com](mailto:hoodean@gmail.com)>  
**Date:** July 28, 2017 at 2:24:15 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** **The Villages pan for the Escondido Country Club**  
**Reply-To:** <[hoodean@gmail.com](mailto:hoodean@gmail.com)>

Dear Council,

I would like to share my support of The Villages plan. Golf is not going to return to our neighborhood, that much is clear, and this is a smart alternative. The plan provides a solution for the entire community - open green space, parks and recreation amenities. I support New Urban West and their plan to revitalize the decaying country club.

Regards,  
Hoodean Vafaei  
1856 Pamela Ln  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Clean up abandoned ECC  
**Date:** Friday, August 18, 2017 8:39:33 AM

---

**From:** Michael Morasco  
**Sent:** Friday, August 18, 2017 6:31 AM  
**To:** Bernadette Bjork  
**Subject:** Fwd: Clean up abandoned ECC

Sent from my iPad  
Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative  
201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Hoodean Vafaei <[hoodean@gmail.com](mailto:hoodean@gmail.com)>  
**Date:** August 17, 2017 at 5:56:03 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Clean up abandoned ECC  
**Reply-To:** [hoodean@gmail.com](mailto:hoodean@gmail.com)

Council members,

I write to ask you to clean up the abandoned Escondido Country Club and approve the Villages plan. The reality is that this land will be developed. The question that we are faced with is do we want to gamble with our future? Do we want to maintain the status quo or move forward with a proposal that preserves nearly half of the property as open space? I can't think of a more reasonable compromise. It is the right time and this is the right plan to help us move forward. For the first time in a while, I am excited about the future of our area. Please APPROVE the Villages plan.

Sincerely,  
Hoodean Vafaei  
1856 Pamela Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Dylan Valenzuela  
**Date:** Wednesday, July 26, 2017 4:06:35 PM  
**Attachments:** [image001.jpg](#)

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**From:** Dylan Valenzuela [mailto:mr302@gmail.com]

**Sent:** Wednesday, June 14, 2017 10:05 AM

**To:** Michael Morasco

**Subject:** Dylan Valenzuela

Dear City Council,

I implore the City Council to take action NOW to end the mess at the Escondido Country Club. Four years is far too long to sit around doing nothing while our neighborhood falls to pieces. It is time for the City Council to do something about the deteriorating state of a once-cherished Escondido community. I support the Villages plan to restore the Escondido Country Club, and I urge the City Council to support the plan as well.

Best,

Dylan Valenzuela

1449 Calle Redonda Ln  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club Villages plan  
**Date:** Friday, August 4, 2017 8:34:51 AM

---

**From:** Michael Morasco  
**Sent:** Thursday, August 3, 2017 7:09 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: Escondido Country Club Villages plan

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Dylan Valenzuela <[mrv302@gmail.com](mailto:mrv302@gmail.com)>  
**Date:** August 3, 2017 at 4:06:31 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Escondido Country Club Villages plan  
**Reply-To:** [mrv302@gmail.com](mailto:mrv302@gmail.com)

Dear Council Members,

I live near the Escondido Country Club and cannot wait for this plan to revitalize the community. The proposed amenities - a pool, restaurant, parks and trails will create a neighborhood hub just a short walk away from much of the surrounding community. Please approve this project so that we can start enjoying our community again!

Best Regards,  
Dylan Valenzuela  
1449 Calle Redonda Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Escondido Country Club Development  
**Date:** Wednesday, July 26, 2017 3:58:13 PM  
**Attachments:** [image001.jpg](#)

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**From:** Sarah Valenzuela [mailto:sarah.c.valenzuela@gmail.com]

**Sent:** Friday, June 30, 2017 10:54 AM

**To:** Michael Morasco

**Subject:** Escondido Country Club Development

Dear City Council Members,

As a homeowner in Escondido's Country Club whose backyard is shared with the old golf course, I strongly support New Urban West. I am tired of the coyotes, of seeing graffiti in the neighborhood, and am tired of seeing a field of dead weeds from my backyard. New Urban West plans to restore our neighborhood in a way that would make us, once again, proud to live here. I have two young boys and desire green walking areas where they could walk without me fearing speeding cars on Nutmeg or Country Club Lane. I would love to see a local park here for our kids to play and get to know their neighbors. My husband and I would love to enjoy summer nights in our neighborhood by, one day, being able to walk to the clubhouse for dinner. NUW has done a fantastic job in meeting with neighbors to give us what we want. Their plan is truly our plan as well. Please let us have pride in our neighborhood once more. Please allow them to restore our neighborhood to be beautiful once more!

Regards,  
Sarah Valenzuela

Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Old country club property redevelopment  
**Date:** Thursday, July 20, 2017 4:26:33 PM  
**Attachments:** [image001.jpg](#)

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**From:** Michael Morasco  
**Sent:** Wednesday, July 19, 2017 3:19 PM  
**To:** Bernadette Bjork  
**Subject:** FW: Old country club property redevelopment  
**From:** Sarah Valenzuela [<mailto:sarah.c.valenzuela@gmail.com>]  
**Sent:** Tuesday, July 18, 2017 12:23 PM  
**To:** Michael Morasco <[Mmorasco@escondido.org](mailto:Mmorasco@escondido.org)>  
**Subject:** Old country club property redevelopment  
Dear Escondido City Council,

I support New Urban West's plan to renew the Escondido Country Club and bring exciting new amenities to our neighborhood. I am looking forward to stepping out my front door and seeing green space and walking trails. I am especially excited about the new restaurant and bar that will replace the old clubhouse. Our house is pretty isolated from any fun dining and entertainment, so it would be so amazing to be able to enjoy a fun night out all within walking distance from our home. I fully support this project, and I respectfully request that the City Council help us make this plan a reality.

Best,  
Sarah Valenzuela  
1449 Calle Redonda Ln  
Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: The Villages is the RIGHT plan for the Country Club  
**Date:** Friday, August 18, 2017 6:33:12 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Sarah Valenzuela <[sarah.c.valenzuela@gmail.com](mailto:sarah.c.valenzuela@gmail.com)>  
**Date:** August 17, 2017 at 3:43:38 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** The Villages is the RIGHT plan for the Country Club  
**Reply-To:** [sarah.c.valenzuela@gmail.com](mailto:sarah.c.valenzuela@gmail.com)

Dear City Council,

The Villages plan is a smart choice for Escondido. The homes being built as part of this project are 35 percent less dense than what is allowed by the existing City rules. Plus there will be buffers ranging from 50 to 200 feet separating old homes from new homes, providing privacy for residents. Please support the Villages plan and help us bring this responsible development project to Escondido.

Best,  
Sarah Valenzuela  
1449 Calle Redonda Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Please vote to approve The Villages  
**Date:** Friday, August 18, 2017 6:32:12 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Sarah Valenzuela <[sarah.c.valenzuela@gmail.com](mailto:sarah.c.valenzuela@gmail.com)>  
**Date:** August 17, 2017 at 4:10:19 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Please vote to approve The Villages  
**Reply-To:** [sarah.c.valenzuela@gmail.com](mailto:sarah.c.valenzuela@gmail.com)

Dear Council members,

I am writing to express my strong support for The Villages plan. This is truly the community's plan, as New Urban West has been collaborating with Escondido Country Club residents for more than a year to come up with a plan that is right for our community. My neighbors and I feel that New Urban West has listened to our suggestions and incorporated them in the current plan. Please don't deny the community a plan that we have worked so hard on. Together we can clean up our neighborhood and build a better future for our families.

Kind regards,  
Sarah Valenzuela  
1449 Calle Redonda Ln  
Escondido, CA 92026

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Create New Jobs for Escondido  
**Date:** Friday, August 4, 2017 8:34:34 AM

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**From:** Michael Morasco  
**Sent:** Thursday, August 3, 2017 7:09 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: Create New Jobs for Escondido

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Lynn warfield <[lesynnwar2@gmail.com](mailto:lesynnwar2@gmail.com)>  
**Date:** August 3, 2017 at 5:29:41 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Create New Jobs for Escondido  
**Reply-To:** [lesynnwar2@gmail.com](mailto:lesynnwar2@gmail.com)

Dear Mr. Mayor and Council Members,

I support The Villages plan for the abandoned Escondido Country Club because it helps support a healthy economy by creating new jobs. The new facilities, like the restaurant and bar, will provide many good-paying jobs for hard-working people. Additionally, the development will create hundreds of construction jobs. As the construction sector has suffered in recent years, this project could be a major job creator for Escondido's construction workers. Please support The Villages plan to help bring more jobs to Escondido.

Kind Regards,  
Lynn warfield  
10204 Oak Spur Way  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Please support the Villages to end crime  
**Date:** Wednesday, July 26, 2017 3:52:46 PM  
**Attachments:** [image001.jpg](#)

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**From:** Peggy Weebe [mailto:[peggy@weebe.com](mailto:peggy@weebe.com)]  
**Sent:** Monday, July 10, 2017 11:25 AM  
**To:** Michael Morasco  
**Subject:** Please support the Villages to end crime  
Hi there,

I am writing to ask that you please approve The Villages plan for the Escondido Country Club. Our neighborhood has turned into a hotbed for crime. The abandoned clubhouse, which is already an eyesore, has turned into a meeting place for gangs and is covered with graffiti.

I support the Villages plan because it will beautify our neighborhood and make it safe again.

Regards,  
Peggy Weebe

Escondido, CA 92026 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Escondido Country Club Redevelopment support  
**Date:** Friday, August 18, 2017 6:35:40 AM

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Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Justine Werline <[justinewerline@gmail.com](mailto:justinewerline@gmail.com)>  
**Date:** August 17, 2017 at 11:29:13 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Escondido Country Club Redevelopment support  
**Reply-To:** [justinewerline@gmail.com](mailto:justinewerline@gmail.com)

Dear Council,

I am thrilled about the sustainable development project that New Urban West is proposing for the Escondido Country Club neighborhood. I try to practice green living, and I'm happy that environmentally-friendly housing could be coming to our neighborhood. Solar energy is the future and it's time to stop living in the past. Please bring sustainability to Escondido!

Regards,  
Justine Werline  
1925 Pamela Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** Fwd: Please support The Villages plan for the golf course redevelopment  
**Date:** Friday, August 18, 2017 6:32:40 AM

---

Sent from my iPad

Michael K. Morasco  
Deputy Mayor  
Escondido City Council  
District 4 Council Representative

201 N. Broadway  
Escondido, CA 92025



Begin forwarded message:

**From:** Mark Werline <[justinewerline@gmail.com](mailto:justinewerline@gmail.com)>  
**Date:** August 17, 2017 at 3:52:40 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Please support The Villages plan for the golf course redevelopment  
**Reply-To:** [justinewerline@gmail.com](mailto:justinewerline@gmail.com)

Dear City Council Members,

Who cares about a deteriorating golf course when we have the opportunity to live next to a beautiful new development with acres of green, open space, a swimming pool and dining options! I and my neighbors feel that losing the old golf course is completely worth gaining a community center with recreational amenities. Let's get this built now!

Thank you,  
Mark Werline  
1925 Pamela Ln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Country Club Redevelopment Vote  
**Date:** Wednesday, July 26, 2017 4:02:30 PM  
**Attachments:** [image001.jpg](#)

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**From:** Bill Westlake [mailto:Westlake88@outlook.com]  
**Sent:** Wednesday, June 21, 2017 10:02 AM  
**To:** Michael Morasco  
**Subject:** Country Club Redevelopment Vote  
Dear Council,

I am writing to express my strong support for The Villages plan. This is truly the community's plan, as New Urban West has been collaborating with Escondido Country Club residents for more than a year to come up with a plan that is right for our community. New Urban West has listened to our suggestions and incorporated them in the current plan. Please don't deny the community a plan for smart and sustainable development. Together we can clean up our neighborhood and build a better future for our families.

Regards,  
Bill Westlake  
1445 Anoché Glen  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Escondido Country Club  
**Date:** Monday, August 7, 2017 9:58:56 AM

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**From:** Michael Morasco  
**Sent:** Saturday, August 5, 2017 2:47 PM  
**To:** Bernadette Bjork  
**Subject:** Fwd: Escondido Country Club

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Bill Westlake <[westlake888@outlook.com](mailto:westlake888@outlook.com)>  
**Date:** August 5, 2017 at 1:51:02 PM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** Escondido Country Club  
**Reply-To:** [westlake888@outlook.com](mailto:westlake888@outlook.com)

Dear Council,

The closure of the Escondido Country Club has left the community run-down and decayed. The neighborhood has faced increasing crime and vandalism. Now is the time to take action and turn the abandoned neighborhood into a new community gathering place that Escondido can be proud of. I am in support of The Villages plan proposed by New Urban West. This plan will restore the Country Club neighborhood and bring new amenities to Escondido. Instead of the ugly, abandoned golf course, the neighborhood will have a four-mile trail system, 48-acres of open space, and six new parks. Instead of the graffiti-covered clubhouse, the neighborhood will enjoy a new Village Center with a restaurant, bar, community farm and event space. These amenities will not only enhance social opportunities, they will also create jobs and generate revenue, strengthening our local economy. The Villages plan is a great solution to the problem at the old Country Club, and I hope you will approve the plan to make the neighborhood a better place.

Best Regards,  
Bill Westlake  
1445 Anoché Gln  
Escondido, CA 92026

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: upcoming Escondido country club vote  
**Date:** Wednesday, July 26, 2017 4:05:45 PM  
**Attachments:** [image001.jpg](#)

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**From:** Susan Westlake [mailto:Westlake88@outlook.com]  
**Sent:** Wednesday, June 14, 2017 5:39 PM  
**To:** Michael Morasco  
**Subject:** upcoming Escondido country club vote  
Dear Councilmembers

I am an Escondido Country Club resident and I would like to express my support for the plan to redevelop the former Escondido Country Club property. The Villages plan will create walking/running trails and community amenities like a pool, gym, and tennis courts. The plan also proposes a new restaurant and bar. These are welcome additions that will help revitalize this abandoned neighborhood while raising property values and supporting a healthy economy in the process. Please consider approving this plan to improve the quality of life for nearby residents.

Sincerely,  
Susan Westlake  
1445 Anoché Glen  
Escondido, CA 92026 |

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: The Villages by New Urban West  
**Date:** Friday, August 11, 2017 8:32:52 AM

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**From:** Michael Morasco  
**Sent:** Friday, August 11, 2017 8:31 AM  
**To:** Bernadette Bjork  
**Subject:** Fwd: The Villages by New Urban West

Michael Morasco  
Escondido City Council  
District 4 Representative  
[mmorasco@escondido.org](mailto:mmorasco@escondido.org)



Sent from my iPhone

Begin forwarded message:

**From:** Susan Westlake <[Westlake88@outlook.com](mailto:Westlake88@outlook.com)>  
**Date:** August 11, 2017 at 8:29:30 AM PDT  
**To:** Michael Morasco <[mmorasco@escondido.org](mailto:mmorasco@escondido.org)>  
**Subject:** The Villages by New Urban West  
**Reply-To:** [Westlake88@outlook.com](mailto:Westlake88@outlook.com)

Dear Council,

The Villages project is the right choice for Escondido. The developers will keep over 40% of the property as dedicated open space and I am proud of their commitment to keeping our community green and open. Better yet, all the new open space amenities are accessible to existing residents at NO COST. This is a win-win for the community, city and our region.

Best regards,  
Susan Westlake  
1445 Anoché Glen  
Escondido, CA 92026

# The Villages EIR Comment Card

Name WILLIAM WESTLAKE

Address 1445 ANOCHE GLEN

City ESCONDIDO State CA Zip 92026

Phone (760) 747-2580 Email westlake88@outlook.com

## Comments

- ONLY PLAN SUPPORTED BY SITE OWNER
- ALTERNATIVE PLANS ACCEPTANCE COULD LIKELY RESULT IN NO DEVELOPMENT (THIS SHOULD NOT BE AN ALTERNATIVE)
- BIGGEST CONCERN IS TRAFFIC ON NUTMEG TOWARD EL NORTE.
  - ONE LANE BECOMING TWO AT FIRE STATION
  - ONE LANE LEFT TURN ON EL NORTE TO I-15  
(THIS IS ALREADY A PROBLEM WITHOUT DEVELOPMENT)
- FECHA IS NOISY AND THREATENING. SHOULD NOT BE A DETERMINATION.
- I SUPPORT THE CURRENT PLAN. I THINK THE CLUB HOUSE REDEVELOPMENT IS A REAL BOON TO NORTH WEST ESCONDIDO. (WE HAVE NOTHING NOW).

Please return to the box provided, or email your comments to Kristin Blackson (kblackson@escondido.org) by August 11.

**From:** Bernadette Bjork  
**To:** [Mike Strong](#)  
**Subject:** FW: Contact Council (select recipient from drop-down list): ECC Old Clubhouse  
**Date:** Monday, August 14, 2017 8:24:39 AM

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**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Saturday, August 12, 2017 3:55 PM  
**To:** Sam Abed ; Olga Diaz ; Ed Gallo ; Michael Morasco ; John Masson  
**Subject:** Contact Council (select recipient from drop-down list): ECC Old Clubhouse  
William Westlake  
[westlake88@outlook.com](mailto:westlake88@outlook.com)

Escondido Council Members

I had the opportunity to *legally* visit the clubhouse area and was shocked. The inside has been trashed and graffiti everywhere. What was most disturbing was the sign of the west side gang. If the Council in their wisdom chooses to reject the efforts of New Urban West to develop the area, you are inviting a bad element (gangs and homeless) to get a foothold in the community around the old golf course. What, in the past, has been an area relatively free from crime will become an area in which people will not want to live. I suggest you individually do an inspection tour of the clubhouse area so you can see for yourselves.

Personally, I feel rejection of the plan from New Urban West will result in no development for the next number of years.

Respectfully,

William Westlake

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Clean up the former Escondido Country Club  
**Date:** Wednesday, July 26, 2017 3:50:19 PM  
**Attachments:** [image001.jpg](#)

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**From:** Kimberly Wilson [mailto:kymtomw@cox.net]  
**Sent:** Wednesday, July 12, 2017 4:36 PM  
**To:** Michael Morasco  
**Subject:** Clean up the former Escondido Country Club  
Dear City Councilmembers,

Please join me in supporting The Villages plan to clean up the former Escondido Country Club. This is a smart plan for Escondido, as it helps support a healthy local economy. The plan will stimulate job growth and funds for important city services, all at no cost to taxpayers. Please support this plan to improve the quality of life for residents of the former Escondido Country Club and boost our local economy.

Sincerely,  
Kimberly Wilson  
754 Wabash St  
Escondido, CA 92027 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](#)  
**Subject:** FW: Let's Restore Our Neighborhood  
**Date:** Wednesday, July 26, 2017 4:08:05 PM  
**Attachments:** [image001.jpg](#)

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**From:** AJ Woodburn [mailto:Aaronwoodburn@gmail.com]  
**Sent:** Tuesday, June 13, 2017 3:09 PM  
**To:** Michael Morasco <Mmorasco@escondido.org>  
**Subject:** Let's Restore Our Neighborhood

Dear Escondido City Council,

I am writing to ask that the City Council support The Villages plan to restore our neighborhood. As a resident near the Escondido Country Club, I would be thrilled to see this project move forward.

Rather than acres of weeds, we would have a restaurant, walking trails, and green space right outside our door. Please consider this plan that would vastly improve the quality of life for residents near the Country Club.

Thank you.  
AJ Woodburn  
1030 Deana Pl  
Escondido, CA 92025 |

**From:** Michael Morasco  
**To:** [Bernadette Bjork](mailto:Bernadette.Bjork)  
**Subject:** FW: Contact Council (select recipient from drop-down list): Escondido country club  
**Date:** Wednesday, July 26, 2017 4:10:05 PM

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**From:** noreply@www.escondido.org [mailto:noreply@www.escondido.org]  
**Sent:** Sunday, June 11, 2017 7:27 AM  
**To:** Sam Abed <sabed@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; John Masson <jmasson@escondido.org>  
**Subject:** Contact Council (select recipient from drop-down list): Escondido country club

Cindy Zabuska  
[cindy\\_zabuska@yahoo.com](mailto:cindy_zabuska@yahoo.com)

I am writing today to let you know that I am in strong support of The Villages plan for the abandoned Escondido Country Club. The plan has so much to offer our community. I'm excited about the new amenities it will bring, but what excites me the most is the opportunity to finally get rid of the eyesore that is sitting there wasting away. I hope you support this project!