

Mike Strong

From: F G Freyne <fgfreyne@gmail.com>
Sent: Tuesday, October 24, 2017 6:25 PM
To: Mike Strong
Cc: F G Freyne
Subject: Escondido Planning Commission Case No.SUB 16-0009 / ENV16-0010

Mr Mike Strong,
Asst Planning Director
City of Escondido

With respect to the Escondido Planning Commission public hearing set for Tuesday October 24, 2017 on the matter of "Specific Plan, General Plan Amendment, Rezone,...." as described and contained in Case No. SUB 16-0009/ ENV 16-0010", please consider this written submittal as part of the official record.

I recommend a NAY vote by the Escondido Planning Commission and the City Council.

The issues of my concern are as follows:

(One) All the homes and residences in the ECC Area (and in the City of Escondido) and the ECC Golf Course are in Special District (Escondido Country Club / Urban Tier 1) as recorded by the San Diego County Tax Assessor at this date.

(Two) As per Judge Maas' decision (March 2015) in the Case No. 37-2013-00074375-CU-WM-NC, the City of Escondido stated, and the Court agreed, that the ECC Golf Course is zoned R-1-7. The city's position was and still is in error. The ECC Golf Course is zoned R-1-7, but there are restrictions that are in force, and have been in force, from the time of the original conditional/ special use permit granted to the Golden Circle development. A detailed analysis of City documents for all development in the ECC Golf Course area for more than four decades shows that these restrictions have been enforced consistently by the Escondido Planning Commission and the City Council. No developments have violated these terms.

This issue and task, rediscovering and capturing the correct zoning interpretation, has been submitted in writing to the City at the time of the Scoping Submittal (February 24, 2017) and well as commentary sent in for the solicited in review of the DEAFT EIR (August 11, 2017). At this time, the City has not provided a comprehensive review and a comprehensive analyses of all the ECC Golf Course issues with respect to the zoning, planning, density transfer for lot size variances, road width degradations, smaller lot sizes due to the rear of residences

abutting the golf course, etc. This will require a reconstruction of every tract development in the ECC area.

This task has NOT been done by the City. Whether through oversight, neglect or willful negligence on the City's part, we can not ascertain at this time. The City needs to commit resources to complete this task, and provide time for ample and sufficient review by all residents of the ECC Golf Course area, as well as all citizens of Escondido. The ECC Golf Course is zoned R-1-7 with Major Restrictions. This can not be changed without an affirmation vote of the citizens. When this City task is completed, it will be shown to be in agreement with our statement above. The ECC Golf Course is NOT just another piece of land awaiting development. Until this issue for the ECC Golf Course is corrected, no further action can be taken.

(Three) There is no mention whatsoever of the ECC Golf Course in the latest city of Escondido General Plan (2012). This includes listing of areas for development and /or "blighted" areas. Therefore, no further development of any structures, transportation corridors, densification, etc., were included in the General Plan. Any such change to the ECC golf course is a MAJOR change in the character and landscape of the city.

(Four) Any proposal for "Specific Plan, General Plan Amendment, Rezone,...." As described and contained in Case No, SUB 16-0009/ ENV 16-0010 to be presented before the Escondido Planning Commission on 10/24/2017, MUST be presented to a vote of the people of the City of Escondido, as per Proposition S, Section 3, Implementation; Paragraphs I, F and G as cited below. Any changes affecting the ECC Golf Course MUST go to a vote of the PEOPLE. This proposal "Specific Plan,..." points to changes in the general plan, zoning, etc. outside the scope of any and all changes anyone ever envisioned for the ECC Golf Course. They are outside the scope of the General Plan. They are outside the scope of any and all of the "housekeeping" tasks in Prop S.

Just examine some Sections of Prop S:

Policy E 2.3. Permitted land uses in the residential areas of the City shall be intensified only when the voters approve such changes. No General Plan Amendment or new Specific Planning Area shall be adopted which would:

1) increase the residential density permitted by law,

Yes, VOTE of the PEOPLE. It is not the prerogative of the Escondido City Council to make any changes without a VOTE of the PEOPLE. This has been evident from the ECC original

conditional / special use permit, and the conditions that were required. The vote must address any changes to the current “R-1-7 Zoning with original special/ conditional use permit Restrictions” for the ECC Golf Course.

[illegible]

Thank you,
Frank G Freyne
1408 W Country Club Ln
Escondido 92026

SECTION 3. IMPLEMENTATION.

E. In the event that the City Council approves a change, amendment or other land use decision which must, by the terms of this initiative, be adopted by the voters of the City in order to become effective, the City Council shall set such matter to election.

F. In the event that the City Council does not first approve a change, amendment, or other ordinance, resolution, or ordinance and use decision which must, by the terms of this initiative, be adopted by the voters to become effective, the proponent shall comply with all requirements of the California Elections Code, including qualification of the measure by initiative petition, in order to have the measure placed on the ballot at a general or special election.

G. The City Council shall set any election required by this initiative to the next available general municipal election at no cost to the proponent of the land use change, or set a special election, the cost of which should be borne by the proponent.

[illegible]

Mike Strong

From: Bernadette Bjork
Sent: Wednesday, October 25, 2017 1:06 PM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): The Villages

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Wednesday, October 25, 2017 1:04 PM
To: Ed Gallo <egallo@escondido.org>
Subject: Contact Council (select recipient from drop-down list): The Villages

Joanne Hewitt
Joanne.hewitt@sbcglobal.net

Hello Councilman Morasco, Now that the Planning Commission meeting has occurred, I would like to know how you're going to vote on The Villages project. I would like to suggest that you kindly speak to Mr. Joe Garcia who opposes The Villages for the same reason the Escondido voters said no to Prop H. Maybe it would be helpful to hear him out. However, I respectfully ask you to remember that 80% of the people in Escondido said no to high density (again Prop H failed) and that should be all you need to know to vote NO on The Villages. I will see you on November 15th. Thank you for your time. Joanne Hewitt 760 533 3014

Mike Strong

From: John Brown <johnbrown1228@cox.net>
Sent: Saturday, October 28, 2017 9:31 AM
To: Sam Abed; John Masson; Mike Garro; Mike Strong; Olga Diaz
Cc: Escondido Homeowners; Gary Vest
Subject: Well Here We Are

Dear Mr. Mayor,

It did not surprise me after seeing you in action at the Town Hall Meeting that the planning commission rubber-stamped NUWT's proposal for the development of the ECC Property.

On November the 15th I would imagine 4 of you will again rubber stamp this project and the 1000's of people in our neighborhood will have the lifestyle impacted in an irreversible way. I understand that we are less than 10% of the population of the city of Escondido, I understand that you stand to gain from this development, I understand you are avoiding the wrath of a bully in LA. I understand all that. But what about us? Do you want to drive all of us out of the city? If I go, my business goes, my employees go, I have a facility in Nevada, no state tax in Nevada. Is that the kind of thinking the you want your citizens to have to consider.

Mr Mayor you are as big of a bully as Schlesinger. I watched you. You don't listen. You think you know. You think you know better. You don't. I wish you did but you don't.

We, as a neighborhood homeowners group are trying to appeal to you that we have what is potentially a great neighborhood with a great location, but you put more people, more houses and more vehicles on our streets and it's going to be hell. We may as well have another La Jolla, Santee, San Diego, it will be crazy.

No matter what the developer may try to do with infrastructure, they cannot mitigate traffic to a point where there will be major congestion and as it is - the accidents in the area are up dramatically.

Please do what you were elected to do and protect the citizens of Escondido who are pleading for our city government to hear us and have our backs. I don't want any development. I don't think we can handle it. But if there is development shouldn't it at least conform to the zoning that was put in place that screwed the neighborhood to begin with?

Please I implore you, help us.

John T. Brown
1740 Firetone Drive
Escondido, CA 920-26


332 S Juniper Street
Suite 210
Escondido, CA 92025

Mike Strong

From: Kathy Funk <katfunk2@yahoo.com>
Sent: Sunday, October 29, 2017 9:25 AM
To: Sam Abed; Michael Morasco; Olga Diaz; John Masson; Ed Gallo
Cc: Kristin Blackson; Mike Strong
Subject: RE: Escondido Country Club Development

Dear Mayor Abed and City Council Members,

I feel compelled to once again write your office regarding the subject of development of the Escondido Country Club property.

I attended the meeting at City Hall on October 24 and to say that I was extremely disappointed in the decision of the City Commissioners to approve the proposed plan that New Urban West has presented would be an understatement.

Since that time, I have reflected a lot on the issues voiced by members of the community on both sides. I heard from several people supporting ROCC that they want to move forward to clean up the community and to end the division among neighbors. They want a safe neighborhood where their children can play and grow up and I agree with and support those desires. I also heard from community members supporting ECCHO and their desire to keep the safe, relaxed, country feel of the neighborhood. They too would like to see an end to this problem. Initially, residents were so upset about the closing of the golf course that they wanted to try to push the issue of returning the course or some smaller version of that and were very closed down to the issue of development. As time, and subsequent "power plays", have gone on the ECCHO community has relaxed their views and realized the development is inevitable. So they have come back with a proposal for growth that doesn't require any rezoning of the property and still supports the desire to keep overcrowding from the community, to maintain that relaxed country feel. I agree with and support these desires as well.

So what I find myself asking is why not consider the proposal provided by ECCHO? This is the question I have to ask each of you and (in retrospect) the commissioners. If the land were to be developed as ECCHO has proposed, it would seem that it is a WIN/WIN. The ROCC supporters who want to have a safe place for their children and to have the mess cleaned up should be happy and the ECCHO community should be happy.

Unless there is some legal reason why the city must approve rezoning and allow New Urban West to move forward with their plan, I do not understand why the ECCHO proposal would be unacceptable. Except to the developer who is not an Escondido resident. Especially since there were some results from the EIR that clearly indicated that there was already overcrowding on the surrounding roadways. The only other reason that I can come up with is that it must have something to do with money. If there is another reason, I cannot seem to figure out what that might be and if the decision is to approve NUW's plans then I would like to have a clear and concise explanation as to why that decision was made. Not just "what's best for Escondido" since we ARE Escondido. We live and work here. We pay taxes, we vote and we want to know that the city decision makers are working for our best interests.

Another matter that I am concerned about is what has been addressed by others regarding the empty clubhouse and the undesirable element of homeless and gang related activity. What are the laws related to a real property owner allowing this type of situation to continue unabated? Is the clubhouse considered abandoned property? Are there no laws to protect the surrounding neighborhood from having to live with this situation?

Recalling actions and decisions that have already transpired I know that a judge decided against the city ordering that the property could not be rezoned as open space. Fair enough, don't rezone it. I also recall the vote of the people

against Prop H to voice their disagreement to overdevelop the land. The proposal presented by New Urban West is not significantly different than what Prop H was proposing. So why would the city decide to agree to this development? Why would they consider any rezoning?

Another thought that comes to mind is the plan to put in measures to slow down traffic through the neighborhood. As I drive down Golden Circle now, the road is narrow enough with cars parked along the street that two cars have to be very careful when passing each other. And if roads are narrow and slow, I wonder what it would be like to have to evacuate a crowded neighborhood should a fire come over the hills just north of this community.

People spoke at the meeting about adding a lane on El Norte for access to the 15 South. This doesn't make sense to me as to how that would ease traffic as the lanes would still have to dovetail into one to enter the freeway. Unless I am not understanding that plan. To travel Nordahl to access the 78 is a ridiculous nightmare. No one spoke at the meeting of the traffic that travels on El Norte to Woodland Parkway to access the 78 freeway from Rancheros Drive. That route is already very busy as well. There is no way out of the community that is not going to be impacted by additional traffic.

I remember some years ago when I lived in Encinitas and I would drive east on Encinitas Blvd. and come over the rise to El Camino Real. I would look out and see open space. It was beautiful. I now avoid the intersection of Encinitas Blvd. and El Camino Real. That area has been so built up and congested now that it has lost the beauty it once had.

For me, Escondido has always had a country feel and I really enjoy that. Especially when you work in a busy business district and travel in traffic each day, it's nice to come home to a quiet, relaxed community, to be able to unwind. With that said, I would also be happy to see more young families in the neighborhood. I love the joy of life it brings. So I am not opposed to development but it should be done wisely.

It was my understanding that the plan for Escondido is for managed growth. Aside from this proposed development there are currently already 4 new home developments in north Escondido and another coming in the near future. That's not including the Harmony Grove area. This is just what I have been able to determine. Perhaps there are more. I realize that I am not presenting information that you are not already aware of but only speaking to the point of "managed growth".

So I ask that you strongly consider your decision in this matter of further development. Do we really need another 380 home planned community? Is that "what's best for Escondido"? How would that be in line with what I have read in Escondido's Comprehensive Economic Development Strategy (CEDS) where clearly it is considered to be a higher percentage priority to bring new businesses to the community to expand the tax base. I appreciate that we would want to provide the housing within the community for individuals employed at local businesses but it seems that we may have lost site of planned development priorities and only creating more and more housing without drawing in more opportunities for better employment.

Don't let beautiful Hidden Valley become a valley of traffic congestion, over crowding and smog.

Thank you for your time and conscious consideration of the matter before you.

Sincerely,
Kathy Funk
2062 Golden Circle Dr.
Escondido

On Tue, 2/7/17, Kristin Blackson <kblackson@escondido.org> wrote:

Subject: RE: Escondido Country Club Development

To: "Kathy Funk" <katfunk2@yahoo.com>

Cc: "Sam Abed" <sabed@escondido.org>, "Michael Morasco" <Mmorasco@escondido.org>, "Olga Diaz" <Odiaz@escondido.org>, "John Masson" <jmasson@escondido.org>, "Ed Gallo" <egallo@escondido.org>, "Mike Strong" <mstrong@escondido.org>

Date: Tuesday, February 7, 2017, 11:23 AM

Dear Ms. Funk,

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

I hope to meet you at the Scoping Meeting next week.

Sincerely,

Kristin Blackson

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

From: Kathy Funk [mailto:katfunk2@yahoo.com]

Sent: Thursday, February 2, 2017 2:10 PM

To: Kristin Blackson <kblackson@escondido.org>

Cc: Sam Abed <sabed@escondido.org>;

Michael Morasco <Mmorasco@escondido.org>;

Olga Diaz <Odiaz@escondido.org>;

John Masson <jmasson@escondido.org>;

Ed Gallo <egallo@escondido.org>

Subject: Escondido Country Club Development

Good Day Ms. Blackson,

I am writing in regard to the development proposal that New Urban West has submitted to the city for approval.

I am a current resident in the area surrounding the closed Lakes Golf Resort and took the opportunity recently to view the plans that are being proposed.

My background is not in the area of property development so I do not claim to have firsthand knowledge of all that is involved.

While the renditions are attractive and all points related to traffic, storm water runoff, safety, etc. seemed to be addressed, I am still concerned with the number of residences proposed.

I know

that the current zoning for lot size is 7000 sq. ft. but the proposal has plans at a significantly reduced size. I am concerned with the reduction in zoning size allowing for many more dwellings and I would like to see an alternate proposal for lot sizes remaining, or just slightly smaller, than what is currently zoned.

My home is located in the area surrounding the first segment of development and has the highest number of units planned. I know that the City's letter to the developer dated November 2016 addresses increasing road network connections but even with these considerations, I feel that the number of properties being proposed is still much too high a number to incorporate into the existing community. With almost 400 additional residences, one can speculate that there will be double that in vehicular traffic in the neighborhood. Considering that a majority of the new homeowners will most likely be young families with working parents with children being transported to school, traffic during peak hours will undoubtedly be difficult. I am still employed and travel 5 days a week too and from work outside of the neighborhood. This increased traffic is not only a concern on a day to day basis but most troubling if there should be the need for emergency evacuation of the area.

Please understand that I am certainly open to new, young families in the area. I love the life and energy that this brings to a neighborhood.

I do not have young children of school age so cannot fully comment on the impact of the additional student head count for surrounding schools but can only imagine that most are already dealing with overcrowded class sizes.

I have owned and lived in Escondido for many years, on and off, since the late 90's. I am particularly fond of my current home and the surrounding neighborhood. I find the area to be clean and quiet and I feel safe there. The properties are well maintained and the natural beauty of the old golf course is a wonderful sight directly off my back patio. It is what drew me to the neighborhood. I would truly hate to see gross over-development destroy all of that.

I hope that as the City moves forward in working with the developer, that they seriously take into consideration what is so special about this neighborhood and vote to maintain a less dense

population to be added to the already existing community.
I think it will be very appealing to those already living in
the area as well as those buying into the new properties.
I can't imagine overcrowding is a new home owner's
dream.

I also hope that
once approved, the developer is held accountable for
completing the project in accordance with the approved
plans.

Thank you for your
attention and consideration. I hope to be able to attend
the EIR Scoping Meeting on February 13.

Regards

Kathy
Funk
2062 Golden Circle Drive

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 9:47 AM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): Escondido Country Club

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Saturday, October 28, 2017 7:55 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

Robert S Grasso
rgrasso1@cox.net

I can't say I was shocked when the Planning Commission recommended accepting New West's development proposal for the Escondido Country Club. There are obviously some back room activities going on. But I believe the City Council won't be influenced by these people and do the right thing, reject the current proposal.

Most of us have come to the realization that some development will occur where the once beautiful golf course existed. The current owner has managed to insure that. But we don't have to put in 390 homes that don't fit with the community and create environmental issues that despite the EIR will not be acceptable to those that live here. Do any of the Planning Commission members live in this community? I doubt it.

The area is zoned R17 and that is what the development should have to meet. The Judge that ruled the City could not rezone the area to Open Space and prevent the owner from building, DID NOT say the City had to rezone it to whatever the developer wanted. That was too ridiculous for even the Judge to say. So if we stick with the zoning the maximum number of homes that could be built would be about 135. I think most of us could live with that. In addition to the total number of homes proposed by New Urban West, the plan includes a large number of high density buildings. R17 says "single family homes". There are some multiple dwelling properties in the area that were allowed based on the available open space, but there are no other high density homes in the area and the only reason to include them is to increase the profit margin in the development. Let's stick to the zoning.

And let's do what is right for the community, and the citizens of Escondido. The citizens of Escondido passed a City wide measure to zone the area "open space" and the City Council unanimously passed the measure. Unfortunately a Orange County Judge ruled that the City could not rezone the area to prevent the owner from developing the property. While no one really agrees with that ruling, the City decided it could not afford to fight the matter in court. I understand that, though I don't like it. But then the citizens of Escondido soundly defeated the owners Proposition H to build 600 plus homes on the property. The citizens of Escondido have clearly voiced their position on this matter, yet here we are again looking at a proposed development that well exceeds the legal zoning. The City Council should stick with the citizens of Escondido against the Beverly Hills developer and his cronies and reject the New Urban West proposal.

And this doesn't even consider the people that bought property along the golf course, assuming that they would forever have a view of the country side/golf course, and could eventually sell the property as a view lot. They will be the big losers in this whole development scheme. There really is no preventing it at this stage, but we can mitigate it by just sticking with the existing zoning and allowing a development within those guidelines.

So as a resident of the area (that does not live on the golf course) and a voting citizen of the City of Escondido, I urge the City Council to reject the current New Urban West proposal and recommend that they propose something that meets the current R17 zoning. This is the right move for the citizens of Escondido and the residents of the Country Club neighborhood.

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 9:51 AM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): Escondido Country Club

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Sunday, October 29, 2017 7:55 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

Cindy Morford
wwcindym@gmail.com

Greeting City Council Members,

We were at the Planning Commission meeting regarding the Escondido Country Club. We heard compelling opinions from both sides. We, personally, would like to see the ECC stay as is – true open space. However, we know that this is not the future of the property. What caught our attention the most in the meeting are the concerns about traffic in the area. We can all agree that commuter traffic through the neighborhood has become a problem with amount of traffic, speed of traffic, and blatant disregard for stop signs and pedestrians. We are confident that the New Urban West's plans for traffic calming come from experience and positive results. Their ideas are intriguing. The issue that we have is that it seems as though traffic calming is the "carrot" being dangled in front of us in order to get 380 houses and condos built. Our question is, why can't we still have these road improvements but with less population density? Can't we have 150 or even 200 houses and still get the traffic calming the neighborhood so desperately needs? Does one only come with the other? We urge you to not use the traffic problems we are facing today as an excuse to allow such a high density of houses and condos to be constructed in the area. Please do not let a solution of one issue bring on another issue.

Thank you for trying to come up with a plan that can appease all sides of the Escondido Country Club situation.

Cindy and Scott Morford

Golden Circle Drive

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 10:51 AM
To: Mike Strong
Subject: FW: ECC

From: Ed Gallo
Sent: Monday, October 30, 2017 10:47 AM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fw: ECC

Ed Gallo

From: Melanie Anderson <writemel@sbcglobal.net>
Sent: Monday, October 30, 2017 9:32 AM
To: Sam Abed; John Masson; Ed Gallo; Michael Morasco; Olga Diaz
Subject: ECC

Dear Mayor and City Council members:

My name is Melanie Anderson and I live on Medina Glen. I have been a resident of the country club area for 6 years, both as a renter and as a homeowner.

I am strongly opposed to the current proposed plan to develop 392 homes at the country club. 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 the quiet and peaceful neighborhood. Expanding the roadways and increasing traffic will utterly ruin the environment and atmosphere and character 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 hundreds of country club residents want. Please carefully consider how this proposal will impact homeowners. We want a reasonable and responsible project that is consistent with the character of our existing community and keeping with the 2012 General Plan at the current R-1-7 zoning.

Thank you.

Best regards,
Melanie Anderson

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 12:12 PM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): The Nov. 15 City Council Vote on the "Villages".

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Monday, October 30, 2017 11:38 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): The Nov. 15 City Council Vote on the "Villages".

Charles K. Peterson
ckpetersonbuy2025@gmail.com

> All we want is a new community of homes that is consistent with the character of our existing community and in keeping with the 2012 General Plan at the current R-1-7 zoning.

> I believe that you, the City Council members, have decided to take the easy way out and avoid an expensive, complicated legal battle with the developer, Michael Schlesinger. You have already made up your minds to vote in favor of his Villages development. "The developer always wins."

> I sadly predict at least both the mayor and John Masson, our local district representative, will vote against it for political reasons, ... and most of the remaining City Council members will vote in favor of it. This will confirm to me that we now have "a government of Big Money Interests, for Big Money Interests, and by Big Money Interests", and that the City Council members no longer support the Will of the People. ...

We residents of Escondido lost our voting power over the City Council, when it divided up our voting system into separate voting districts. This now prevents us in our Escondido Country Club area to vote against a candidate in another district, whose decisions for our area we disapprove. What's the point in our voting any more?

Thank you: Charles K. Peterson, 1723 Pinehurst Ave., Escondido Country Club Area, Escondido CA 92016-1874.

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 12:12 PM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): The Nov. 15 City Council Vote on the "Villages"

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Monday, October 30, 2017 11:41 AM
To: Sam Abed <sabed@escondido.org>
Subject: Contact Council (select recipient from drop-down list): The Nov. 15 City Council Vote on the "Villages"

Charles K. Peterson
ckpetersonbuy2025@gmail.com

The Nov. 15 City Council Vote on the "Villages" Development:

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Thank you: Charles K. Peterson, 1723 Pinehurst Ave., Escondido Country Club Area, Escondido CA 92016-1874.

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 12:12 PM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): Nov. 15 City Council Vote on the "Villages"

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Monday, October 30, 2017 11:43 AM
To: Michael Morasco <Mmorasco@escondido.org>
Subject: Contact Council (select recipient from drop-down list): Nov. 15 City Council Vote on the "Villages"

Charles K. Peterson
ckpetersonbuy2025@gmail.com

The Nov. 15 City Council Vote on the "Villages" Development:

> All we want is a new community of homes that is consistent with the character of our existing community and in keeping with the 2012 General Plan at the current R-1-7 zoning.

> I believe that you, the City Council members, have decided to take the easy way out and avoid an expensive, complicated legal battle with the developer, Michael Schlesinger. You have already made up your minds to vote in favor of his Villages development. "The developer always wins."

> I sadly predict at least both the mayor and John Masson, our local district representative, will vote against it for political reasons, and most of the remaining City Council members will vote in favor of it. This will confirm to me that we now have a government of Big Money Interests, for Big Money Interests, and by Big Money Interests", and that the City Council members no longer support the Will of the People.

We residents of Escondido lost our voting power over the City Council, when it divided up our voting system into separate voting districts. This now prevents us in our Escondido Country Club area to vote against a candidate in another district, whose decisions for our area we disapprove. What's the point in our voting any more?

Thank you: Charles K. Peterson, 1723 Pinehurst Ave., Escondido Country Club Area, Escondido CA 92016-1874.

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 12:12 PM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): Nov. 15 City Council Vote on the "Villages"

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Monday, October 30, 2017 11:44 AM
To: Ed Gallo <egallo@escondido.org>
Subject: Contact Council (select recipient from drop-down list): Nov. 15 City Council Vote on the "Villages"

Charles K. Peterson
ckpetersonbuy2025@gmail.com

The Nov. 15 City Council Vote on the "Villages" Development:

> All we want is a new community of homes that is consistent with the character of our existing community and in keeping with the 2012 General Plan at the current R-1-7 zoning.

> I believe that you, the City Council members, have decided to take the easy way out and avoid an expensive, complicated legal battle with the developer, Michael Schlesinger. You have already made up your minds to vote in favor of his Villages development. "The developer always wins."

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Thank you: Charles K. Peterson, 1723 Pinehurst Ave., Escondido Country Club Area, Escondido CA 92016-1874.

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 12:13 PM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): Nov.15 City Council Vote on the "Villages"

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Monday, October 30, 2017 11:45 AM
To: Olga Diaz <Odiaz@escondido.org>
Subject: Contact Council (select recipient from drop-down list): Nov.15 City Council Vote on the "Villages"

Charles K. Peterson
ckpetersonbuy2025@gmail.com

The Nov. 15 City Council Vote on the "Villages" Development:

> All we want is a new community of homes that is consistent with the character of our existing community and in keeping with the 2012 General Plan at the current R-1-7 zoning.

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Thank you: Charles K. Peterson, 1723 Pinehurst Ave., Escondido Country Club Area, Escondido CA 92016-1874

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 12:13 PM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): Nov. 15 City Council Vote on the "Villages"

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Monday, October 30, 2017 11:47 AM
To: John Masson <jmasson@escondido.org>
Subject: Contact Council (select recipient from drop-down list): Nov. 15 City Council Vote on the "Villages"

Charles K. Peterson
ckpetersonbuy2025@gmail.com

The Nov. 15 City Council Vote on the "Villages" Development:

> All we want is a new community of homes that is consistent with the character of our existing community and in keeping with the 2012 General Plan at the current R-1-7 zoning.

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Thank you: Charles K. Peterson, 1723 Pinehurst Ave., Escondido Country Club Area, Escondido CA 92016-1874

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 3:13 PM
To: Mike Strong
Subject: FW: Escondido Country Club

From: Lori Pike
Sent: Monday, October 30, 2017 1:41 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: FW: Escondido Country Club

From: L Keizer [<mailto:keizerld@yahoo.com>]
Sent: Monday, October 30, 2017 12:02 PM
To: Sam Abed <sabed@escondido.org>
Subject: Escondido Country Club

Hello,

I am a resident of the former Escondido Country Club and am asking you to consider to agree that the proposed number of homes being proposed by the developer NUW should be reduced. Currently the traffic on nearby surface streets getting to the to I 15 in the morning is very congested and once you are on the 15 you are in a parking lot. Country Club Lane has been transformed from a nice street to walk along where people used to drive here to have a nice walk to now a way commuter lane of lines of cars for cars heading to the 78 from the many nearby neighborhoods and new housing developments nearby. Adding even more cars would lessen the quality of life for those of us already living here as well as future residents. The gridlock is bad now and nothing is being done except developers wanting every bit of open land to build as many homes as possible in a city that cant seem to slow its growth.

I ask that you work with the developer to lessen the number of homes as the traffic and gridlock as bad as it is now will become worse.

Thank You,
Lorraine Keizer

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 3:14 PM
To: Mike Strong
Subject: FW: Oppose 'The Villages' Rezoning

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

From: Lori Pike
Sent: Monday, October 30, 2017 1:42 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: FW: Oppose 'The Villages' Rezoning

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

From: Heidi Hamilton [mailto:Heidi.hamilton25@gmail.com]
Sent: Monday, October 30, 2017 11:07 AM
To: Sam Abed <sabed@escondido.org>; Ed Gallo <egallo@escondido.org>; jmason@escondido.org; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <Odiaz@escondido.org>
Subject: Oppose 'The Villages' Rezoning

Dear Escondido City Council Members:

I am deeply concerned about the state of our quality of life and the preservation of our community character. As an Escondidan, I cherish our country-in-the-city way of life and fear setting a dangerous development precedent throughout our community.

'The Villages' developer New Urban West Inc. proposes an upzoning to build 392 homes, which their traffic study shows will lead to 4,280 more daily vehicle trips - or 63% more traffic - over the alternative 158-plan (Source: 'The Villages' Draft Environmental Impact Report; Chapter 2, Pages 7-16; Chapter 4, Page 13). Such an exception would open the door to other developers to pursue similar upzonings around the city.

Please reject 'The Villages' rezoning exemption to build 392 homes and support the alternative plan of 158 homes on the former Escondido Country Club land under the 2012 General Plan. Thank you.

--

Heidi Hamilton
Heidi.hamilton25@gmail.com

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 3:14 PM
To: Mike Strong
Subject: FW: ECC

From: Lori Pike
Sent: Monday, October 30, 2017 1:42 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: FW: ECC

From: Melanie Anderson [<mailto:writemel@sbcglobal.net>]
Sent: Monday, October 30, 2017 9:32 AM
To: Sam Abed <sabed@escondido.org>; John Masson <jmasson@escondido.org>; Ed Gallo <egallo@escondido.org>; Michael Morasco <mmorasco@escondido.org>; Olga Diaz <Odiaz@escondido.org>
Subject: ECC

Dear Mayor and City Council members:

My name is Melanie Anderson and I live on Medina Glen. I have been a resident of the country club area for 6 years, both as a renter and as a homeowner.

I am strongly opposed to the current proposed plan to develop 392 homes at the country club. 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 the quiet and peaceful neighborhood. Expanding the roadways and increasing traffic will utterly ruin the environment and atmosphere and character 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 hundreds of country club residents want. Please carefully consider how this proposal will impact homeowners. We want a reasonable and responsible project that is consistent with the character of our existing community and keeping with the 2012 General Plan at the current R-1-7 zoning.

Thank you.

**Best regards,
Melanie Anderson**

Mike Strong

From: Bernadette Bjork
Sent: Monday, October 30, 2017 4:25 PM
To: Mike Strong
Subject: FW: Please vote NO on the Villages 380 Unit Project

From: Ed Gallo
Sent: Monday, October 30, 2017 2:47 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fw: Please vote NO on the Villages 380 Unit Project

Ed Gallo

From: Gregory Spon <gspon@waremalcomb.com>
Sent: Monday, October 30, 2017 1:52 PM
To: Sam Abed; John Masson; Ed Gallo; Michael Morasco; Olga Diaz
Cc: Gregory Spon; eccho.info@gmail.com; alyson scott
Subject: Please vote NO on the Villages 380 Unit Project

Hello City Council Members,

As an architect with 18 years of experience, who believes in good design and development, I am respectfully requesting that you **VOTE NO** on the Villages 380 Unit Development.

There are many reasons why I **do not** agree with the development, but for now, traffic and overcrowding is my main concern. I have lived on the country club for over four years and the traffic congestion is absolutely horrible. It now takes my 10 to 15 minutes to get from my house to the El Norte on ramp to access I-15, probably from all the traffic and development north of Escondido. **Per the Environmental Impact Report, I believe the Villages will add more than 4,280 daily trips to my neighborhood.**

I have many great ideas on what could be done to the open green space in my neighborhood. I would be more willing to accept an invitation to discuss those ideas with you.

Regards,

Greg

Gregory Spon
Studio Manager, Commercial Architecture
D 619.564.5129 P 858.638.7277 x1323
6363 Greenwich Drive Suite 175, San Diego, CA 92122
gspon@waremalcomb.com

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CONFIDENTIALITY NOTICE:

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Mike Strong

From: Ronald Brezic <ronaldjbrezic@yahoo.com>
Sent: Tuesday, October 31, 2017 5:46 PM
To: Sam Abed; John Masson; Kristin Blackson; Ed Gallo; Michael Morasco; Olga Diaz; Mike Strong
Subject: "The Villages" Specific Plan Proposal

I feel that it is important to send another email to our Mayor and City Council members on Halloween night as I hand out candy – I love when all the kids shout “TRICK OR TREAT” at our front door and seeing how happy they are as we hand out candy. I can only hope that our city doesn’t fall for the “Trick” that is being proposed with “The Villages” specific plan - you must reject this specific plan! New Urban West is not “Treating” the citizens of Escondido fairly because in 2014 the citizens voted against Prop H (approximately 400 home development) by 61% - now our Mayor and City Council members need to take the responsible action and reject “The Villages” proposal because it is almost a mirror image of what was proposed in 2014. Another important reason to reject “The Villages” proposal is the fact that a CA Superior Court ruled the City cannot change the R-1-7 zoning as the citizens of Escondido wanted.

I believe that our elected officials have acknowledged in past meetings that the general plan for the ECC property should have been designated as open space as the original 1960’s propositions intended after the original development was completed, but the property wasn’t zoned properly by the city for all those years, even with numerous zoning reviews by the city and the property remained R-1-7. You now have the opportunity to make sure the residents of Escondido and those in the ECC area don’t have another mistake pushed upon them - you must reject “The Villages” specific plan proposal.

Remember that our city has **only one chance to get this right!** To settle for a specific plan development which of course doesn’t conform to the R-1-7 zoning is a sign that our elected officials are not being responsible to the citizens of Escondido. I think all the citizens of Escondido have accepted the fact that there is going to be a housing development on the ECC property and all we’re asking is that any development stay within the existing R-1-7 zoning with mostly single story homes as the surrounding area. I realize that New Urban West has stated that they need to build 392 homes to make a profit, but that shouldn’t even be a consideration by our city council for any developer. The residents of Escondido have compromised by accepting the fact that a development will be built on the ECC property – our planning department and elected officials must make sure any development conforms to the R-1-7 zoning. Now the property owner needs to compromise with New Urban West or any developer and lower the asking price of the ECC property - that is the real issue with building on the ECC property. I don’t believe compromise is in the property owner’s vocabulary but bullying is and we must not let him bully our city and the citizens of Escondido – we must reject “The Villages” proposal and keep the R-1-7 zoning requirements as the property owner purchased. Thank you in advance for doing what Escondido residents expect from our elected officials – do the right thing by rejecting this plan.

Thank You,

Ron Brezic

David Drive resident

Mike Strong

From: Bernadette Bjork
Sent: Thursday, November 02, 2017 9:52 AM
To: Mike Strong
Subject: FW: Vote No on The Villages

From: Ed Gallo
Sent: Wednesday, November 1, 2017 8:13 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fwd: Vote No on The Villages

Begin forwarded message:

From: Rick Elkin <Rick.Elkin@cox.net>
Date: November 1, 2017 at 5:33:45 PM PDT
To: sabed@escondido.org, John Masson <jmasson@escondido.org>, mmorasco@escondido.org, odiaz@escondido.org, egallo@escondido.org
Subject: Vote No on The Villages

Mayor Sam Abed
Deputy Mayor John Masson
Councilman Ed Gallo
Councilwoman Olga Diaz
Councilman Mike Marasco

November 1, 2017

I am writing you today to make a plea for you to carefully review, and ultimately reject, the Planning Commission's recommendation to approve The Villages submittal.

What we learned at last week's planning commission hearing regarding the ECC:

- Most of the newer residents are typically young families
- They were attracted by the depressed real estate market in the ECC area
- They have no connection to the legacy of our long settled community

But, we also learned:

- Most of the long term homeowners are against the proposed project
- They feel it is being rammed down their throat with little or no vetting
- Even the builder admits the Villages plan is inconsistent with the existing demographic

I also got the sense that everyone in attendance wants to heal the community. The problem is, we can't agree on what 'healing' means...

We learned that the commissioners were influenced by

- The 'extensive planning' by NUW
- By a sense of urgency to 'put this unfortunate situation' behind us

Neither of which should have played a part in their deliberations. Both issues are incidental, because extensive planning is expected by the planning department on any and all Specific Plan Area proposals that would effectively amend the General Plan. Secondly, the only one driven by a sense of urgency is the property owner who will realize an estimated \$80-100M ROI once the builder receives approvals. The staff should not be influenced by pressure or urgency. The residents know it took decades to build the desirability of our neighborhood and it will take some time to properly *reinvent* it.

The staff's report said the builder had adequately mitigated resource and impact issues, but as I read it, the staff never *quantified* the costs incurred by existing residents. Their report fails to reconcile the absence of fire threat escape routes, streetside parking issues, current water shortages and existing water use restrictions or how maintenance and operations of 'community recreational amenities' will be paid for.

As for the EIR, one commissioner noted that many negative impacts will occur outside of the influence area, so there may be increased wait times at freeway access points: then he suggested we all need to "get used to it."

Is that the kind of vacuous attitude you want making value judgements on issues that burden your constituents? My point is, this proposed redevelopment does not adequately protect the current residents from multiple negative impacts on their lifestyle and property. It divides and effectively disassembles The Country Club retirement community.

In addition, The Villages plan does not adequately mitigate:

- Increased traffic delays, accidents, and volume on residential streets
- Resource restrictions, noise, air pollution and wildlife displacement
- Loss of home equity, sight lines, privacy and iconic eucalyptus trees
- Loss of community identity
- Loss of a major tourist attraction and visitor spending
- Loss of demographic continuity

As our Council, you have all consistently claimed to have the best interests of current residents in the forefront of your actions. But your actions have not resulted in any measurable improvements or protections for ECC residents. Some homeowners have been forced to move and some are still burdened by property liens over minor encroachments. We have all been affected by the destruction of the environment and dramatic loss of equity. Our once desirable community has recently been referred to as 'blighted'. For the past five years, you have asked for and received the trust of the voters, and what do we have to show for it?

As leaders in our fine city, ask yourselves some difficult questions:

- Is abandoning the senior retirement community theme the right thing to do?
- Why are we in such a hurry to adopt the first plan presented to our community?
- Is it typical for large 'infill' projects to get approved on the first try?
- Why aren't we seeing competing proposals?

- Are we looking at this community redevelopment with an open mind?

Are we to assume that gentrification is unavoidable, despite the current explosion of aging Baby Boomers, adding 10,000 retirees to the populace every single day? Is it wise to impose a young family themed housing development smack in the middle of a large established retirement community?

As I pointed out at the hearing, you have to get this right. This will be your legacy. Please, slow down and consider the long term impacts. The Villages submission is not an all-or-nothing proposition. It has some very good aspects to it, but the overall marketing theme is incongruous with the existing community.

Our community has already weathered the worst part of this assault, so we can afford to wait a little longer if that is what it takes. As you all well know, New Urban West understands how these things work and they will hang in there until proper design modifications can be realized. They think long term, and so should the Council.

Please send The Villages proposal back to the drawing board and require any revised submission respect the nature and historical significance of our very special existing retirement community.

Thank you for helping save our community from unfettered financial exploitation.

--

Rick Elkin
760-877-1262
rick.elkin@cox.net

Mike Strong

From: Bernadette Bjork
Sent: Thursday, November 02, 2017 10:01 AM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): Old Country Club Redevelopment

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Thursday, November 2, 2017 10:01 AM
To: Sam Abed <sabed@escondido.org>
Subject: Contact Council (select recipient from drop-down list): Old Country Club Redevelopment

Bill Westlake
westlake88@outlook.com

Dear Mr. Mayor:

Since the city planning department and the Planning Commission have approved the development plan submitted by New Urban West, I am hoping you will reconsider your opposition to development of the old golf course. I know you are on record repeatedly as opposing the proposed density, but have you considered what a no vote entails? I believe there will be no compromise density to that proposed and New Urban West will decline to develop the property. We, as owners in the area, will be forced to accept the ever worsening status quo for many years to come. The City will lose approximately \$200,000 annually of property tax income. Bad things around the old clubhouse will continue. Community anger will continue.

This was once a fine neighborhood. Safe, friendly with amenities for all. That is gone. I would like to see an energetic neighborhood again in my lifetime.

I continue to support your efforts to enhance the community. I support the tough decision you made to save the City lots of annual expenses associated the library outsource. Why ignore a no-cost-to-the-city development which increases annual revenue? Coupled with the library savings that is a net annual gain of funds available to the City of \$600,000.

Thanks for your consideration

Bill Westlake

Mike Strong

From: Bernadette Bjork
Sent: Thursday, November 02, 2017 12:47 PM
To: Mike Strong
Subject: FW: Escondido Country Club

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

From: Ed Gallo
Sent: Thursday, November 2, 2017 12:43 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: FW: Escondido Country Club

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

From: Polly Martin [mailto:pollymartin49@gmail.com]
Sent: Thursday, November 02, 2017 12:42 PM
To: Sam Abed <sabed@escondido.org>
Cc: John Masson <jmasson@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Ed Gallo <egallo@escondido.org>
Subject: Escondido Country Club

Mayor and Council Members,

I'll make it short, you have been through a lot on this issue, and so has our neighborhood. Do not flood our neighborhood with more houses and traffic than it can endure. Don't change the zoning to suit ONE owner who wants to profit at others expense.

Please do not make a decision in favor of NUW Villages out of fear. We have a very special city, this property can be developed in a responsible way.

The ECCHO supporters realize we will not have a golf course again, We have compromised to accept "give some density" as the judge states. SOME is the operative word, Stay with the R-1-7 Zoning that will give SOME and be in keeping with the community that already lives here. Do not forget the voice of voters over Prop. H,,, we do not want the Villages.

Continuity with what was already here, DON'T CHANGE THE ZONING PLEASE.

Polly Martin
2019 Jason Glen
Esc, CA 92026

619-405-3365

Mike Strong

From: Everett Delano <everett@delanoanddelano.com>
Sent: Friday, November 03, 2017 1:26 PM
To: Mike Strong
Subject: RE: city council hearing re Escondido Country Club project

Okay, I'll do my best.

Thanks,

Everett DeLano
DeLano & DeLano
104 W. Grand Ave., Suite C
Escondido, CA 92025
(760) 741-1200
(760) 741-1212 (fax)
www.delanoanddelano.com

From: Mike Strong [mailto:mstrong@escondido.org]
Sent: Friday, November 3, 2017 12:55 PM
To: Everett Delano <everett@delanoanddelano.com>
Subject: Re: city council hearing re Escondido Country Club project

Written comments by Wednesday next week to have written comments included with CC November 15th staff report, as an attachment.

Thanks

Mike

Sent from my iPhone

On Nov 3, 2017, at 12:48 PM, Everett Delano <everett@delanoanddelano.com> wrote:

Mike:

Is the hearing still scheduled for November 15th? I want to try to get a comment letter to you before the packet goes to the council, if I can. When would I need to get that to you?

Thanks,

Everett DeLano
DeLano & DeLano
104 W. Grand Ave., Suite C
Escondido, CA 92025
(760) 741-1200
(760) 741-1212 (fax)
www.delanoanddelano.com

Mike Strong

From: Bernadette Bjork
Sent: Monday, November 06, 2017 8:27 AM
To: Mike Strong
Subject: FW: Please honor the vote of your city

From: Ed Gallo
Sent: Saturday, November 4, 2017 11:31 AM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fw: Please honor the vote of your city

Ed Gallo

From: Michelle Warn <michdott@gmail.com>
Sent: Saturday, November 4, 2017 10:53 AM
To: Sam Abed; John Masson; Ed Gallo; Michael Morasco; Olga Diaz
Cc: Escondido Country Club Homeowners
Subject: Please honor the vote of your city

Dear Representatives,

In 2014, the city of Escondido voted overwhelmingly against the development proposal submitted by the owner of the Escondido Country Club property. Despite the developers' highly funded campaign to win that vote, your constituents across the city said NO!

Now the city is considering a plan that is even denser than the proposal submitted two years ago. As a voter and lifetime citizen of Escondido, please listen to your constituents and vote no on the current plan under review. Insist on a development project that takes into consideration the city's historic master plan for green space and low density community in the Escondido Country Club area.

Sincerely,

Michelle Warn, Ph.D.
1934 David Dr.
Escondido, CA 92026

Mike Strong

From: Bernadette Bjork
Sent: Monday, November 06, 2017 8:27 AM
To: Mike Strong
Subject: FW: The Escondido Country Club Dispute.

From: Ed Gallo
Sent: Sunday, November 5, 2017 4:09 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fw: The Escondido Country Club Dispute.

Ed Gallo

From: darlene.lewis@cox.net <darlene.lewis@cox.net>
Sent: Sunday, November 5, 2017 10:02 AM
To: Ed Gallo
Subject: Re: The Escondido Country Club Dispute.

> On Nov 5, 2017, at 10:00 AM, darlene.lewis@cox.net wrote:

>

> I live in the Barcelona houses right across from the CC. For the best interest overall for the CC and surrounding areas and Escondido, I would hope that each of you would vote to only allow 158 lots while preserving the existing green belt and keep the 2012 General Plan at the current R-1-7 zoning and not allow 380 units which would certainly bring costly chaos, decreased values of our homes, overcrowding, traffic, water problems for our green belt, more crime, etc. Please vote NO on Nov. 15th!

>

> Thank you,

> Darlene Lewis

>

>

>

>

Mike Strong

From: Bernadette Bjork
Sent: Monday, November 06, 2017 8:25 AM
To: Mike Strong
Subject: FW: Escondido Country Club project

From: Ed Gallo
Sent: Saturday, November 4, 2017 8:27 AM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fwd: Escondido Country Club project

Begin forwarded message:

From: <pwade@wadetronic.com>
Date: November 3, 2017 at 10:34:41 PM PDT
To: <sabed@escondido.org>, <jmasson@escondido.org>, <egallo@escondido.org>, <mmorasco@escondido.org>, <odiaz@escondido.org>
Cc: <eccho.info@gmail.com>
Subject: Escondido Country Club project

Honorable Mayor and Esteemed Escondido City Council,

I am writing this email to encourage you to vote NO on the Escondido Country Club New Urban West project. There are several reasons that I outline below, but first a brief history.

I purchased my house at 1661 Vaquero Glen in May, 2011. The proximity to the golf course, quiet neighborhood, little crime, and walk-ability were all reasons I made the country club area my home. Almost every morning that I am in town, I walk eight tenths (8/10) of a mile from my door to the Blue Mug down Avenida de Aquacate, bisecting the closed course on Gary Lane, and then along Country Club Drive. I sit and read the paper, sip on an excellent Cortado, and say hello to the police men and women, and have conversations with several friends that I have met over the past few years. Very few ROCC signs are displayed on walk, and fewer friends want the 392 houses. There are many ECCHO signs on Gery and Country Club.

I have golfed at ECC, used the driving range many times and attended functions in the clubhouse/banquet room. Considering myself more of a hacker than a golfer, I was not too disappointed when it was closed by the new owner. It wasn't long before rumors of 600 houses spread like chicken manure on a golf course and I became more involved. I attended presentations by ECCHO and the developer, signed up on email lists, and followed the tales and stories. I witnessed the tactics and strategies and concluded that 420 houses crammed onto tiny lots was not good for me, the neighborhood or for Escondido. Proposition H was soundly defeated.

I am not against development. I am against unreasonable development and being bullied by a wealthy out of town developer. 150 single family homes will increase traffic, noise,

pollution, and dependency on all local resources including water, police, fire protection, and schools. I would vote for 150 homes that meet the existing R1-7 zoning. Although I do have concerns about the increases I mention above, mitigation would allow reasonable development and a good profit for the developer/owner.

One thing that really bothers me is the continued claims that with R1-7 zoning, 600 homes can be built on the 110 acres. The project's claims that 390 homes is lower than the allowed density is not true. With easements, roads, drainage, emergency access, and open space about 150 single family homes could be built. The fact is that the project's rezoning is very severe with multi-family units, villages with minimum 2,000/3,000/5,000 square foot lots and a few 7,000 square foot lots.

The project is proposing to more than double the existing R1-7 zoning density. I estimate that 390 units would be sold at around \$100,000,000. Yes that is ONE HUNDRED MILLION DOLLARS, a huge profit for the developer and owner.

As a neighbor in the Country Club, what do I get? Years of construction traffic, noise, dust and inconvenience. Then what? I get unbearable traffic, continuous noise, pollution, litter, and crowding. I get facilities that I must pay to use, speeding cars, accidents and crime. With thousands more car trips every day, I don't think I would enjoy my morning walk to the Blue Mug.

There is little mention of increased traffic to west and south to the 78, overly crowded parking lots, or general congestion in the area.

The goal of this project is to increase profit as far as possible by cramming as many homes into the shuttered golf course.

Please preserve our way of life and preserve our neighborhood, VOTE NO on this unfavorable project. Allow a project that conforms to the existing R1-7 zoning.

Sincerely,

Paul Wade
1661 Vaquero Glen

Mike Strong

From: Bernadette Bjork
Sent: Monday, November 06, 2017 8:26 AM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): NO to Specific Plan - ReZone!!!!!!

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Sunday, November 5, 2017 12:31 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): NO to Specific Plan - ReZone!!!!!!

colleen casey
casey1123@cox.net

Dear Council,

I was in attendance to the city planning meeting on this Specific Plan for the Escondido Country Club, I was completely shocked after hearing from both sides that the commission voted to approve this project!!

It is ridiculous to think that turning Country Club Lane in to single lane roadway is going to help traffic congestion. There is no logic what so ever in thinking adding hundreds of more cars and reducing a lane in each direction is going to alleviate traffic problems. Stop this madness!!!!

There is also no current amendment to solve the I-15 southbound on ramp traffic which greatly impacts El Norte Parkway as well.

Please be wise, listen to the people of your community and VOTE NO!!!! No re-zoning. We are committed to see Escondido remain a place to live and shop and raise families. This plan is NOT a plan for success.

Colleen Casey

Mike Strong

From: Bernadette Bjork
Sent: Monday, November 06, 2017 12:28 PM
To: Mike Strong
Subject: FW: Villages Project

From: Ed Gallo
Sent: Monday, November 6, 2017 12:15 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: FW: Villages Project

From: Debra Hogue [<mailto:dsh2213@yahoo.com>]
Sent: Monday, November 06, 2017 11:05 AM
To: Ed Gallo <egalloy@escondido.org>
Subject: Villages Project

Dear Sir:

Please vote a resounding "NO" on the Villages Project. Almost 400 new "dwellings" is NOT what is best for our Country Club community or for Escondido in general. Escondido citizens already voted NO on a similar project in 2014. The Villages Project is not different enough from the development in planning at that time. Please honor the wishes of your citizens; they have already spoken.

Thank you,
Debra S. Hogue

Mike Strong

From: noreply@www.escondido.org
Sent: Monday, November 06, 2017 3:00 PM
To: Mike Strong
Subject: [Website Feedback]: Tract 916 - North Avenue Estates

Casey Johnson
casey@stewartjohnson.us

In anticipation of our upcoming Planning Commission date on November 28, 2017 we were hoping that we could briefly sit down with each Planning Commissioner to discuss our project.

Thank you,

Casey Johnson

North Avenue Estates

619-993-7559

casey@stewartjohnson.us

HTTP_USER_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/61.0.3163.100 Safari/537.36
REMOTE_HOST: 174.79.247.107
REMOTE_ADDR: 174.79.247.107
LOCAL_ADDR: 10.255.2.55

Mike Strong

From: Bernadette Bjork
Sent: Monday, November 06, 2017 3:03 PM
To: Mike Strong
Subject: FW: Please Reject The Village Project

From: Ed Gallo
Sent: Monday, November 6, 2017 3:01 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fw: Please Reject The Village Project

Ed Gallo

From: Shannon Harvey <4shannon.harvey@gmail.com>
Sent: Monday, November 6, 2017 2:56 PM
To: Ed Gallo
Subject: Please Reject The Village Project

Mr. Gallo-

I am writing this letter to ask you to reject The Villages Project next Wednesday. I purchased my house on Gary Ln in October 2012 - and the reasons I chose to buy in the Country Club was not only the gorgeous golf course I looked forward to driving past on a daily basis, but the unique neighborhood with individual homes, large yards and driveways, and space between the homes. I only got to enjoy the golf course for a few short months before it was closed forever, and turned into the eye-sore it is now.

I purchased my home at age 25 (I am 30 now), I made a huge investment to lay my roots in Escondido because I loved the area and the welcoming feel of the Country Club neighborhood. This neighborhood is rare, welcoming, and special. I realize that many of my neighbors are retired and may not be around by the time this land is completely developed- but I am part of the future of Escondido - I have worked hard my entire life to afford this house, and I do not want to see this neighborhood turned into another cookie cutter development. I support a plan to develop the land, I understand that the golf course was no longer profitable, and development is inevitable - but please stick with the existing zoning, please reject this plan and approve a reasonable plan that does not change the feel/look of my neighborhood.

I thank you in advance for your time, and hope you will help maintain the historic landmark that is the Country Club neighborhood-

Sincerely,
Shannon Harvey

Concerned Citizen

Mike Strong

From: Bernadette Bjork
Sent: Monday, November 06, 2017 4:10 PM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): Escondido Country Club Proposed Development

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Monday, November 6, 2017 2:23 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 Proposed Development

Carol Collins
adelaideswan@yahoo.com

Escondido City Council:

It was very discouraging to hear the results of the Planning Commission on Oct. 24. Though the commissioners commiserated and agreed with ECCHO's side of the issue, they still voted to move forward on development. It was obvious they were tired and had made their decision prior to the public meeting. Everyone is tired of the issue - this is the way Schlesinger works: pushing and bullying relentlessly until all parties are worn down. Remember, he said he would continue for 300 years until he got his way. The same scenario is happening in Poway. Don't let an out of town developer decide how our community should change.

Those few people who are for development are new members of the community. They don't know the history or how it was prior to 2013. They don't know about our fight for fairness and our win on the ballot. They don't seem to realize the impact of 800+ more cars on our current troubling traffic in northwest Escondido.

380 new homes is not right for this long-standing community. We know development must happen, but a more reasonable 150 homes would make more sense. Please don't jump on the bandwagon by encouraging development of this density.

380 homes is not right.

Now is your chance to do what is right.

Sincerely,

Carol and Terry Collins

Mike Strong

From: Bernadette Bjork
Sent: Monday, November 06, 2017 4:29 PM
To: Mike Strong
Subject: FW: Please approve The Villages!

From: Ed Gallo
Sent: Monday, November 6, 2017 4:18 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fw: Please approve The Villages!

Ed Gallo

From: Dyanna Grimes <dyannagrimes@icloud.com>
Sent: Monday, November 6, 2017 3:11 PM
To: Ed Gallo
Subject: Please approve The Villages!

Greetings Councilmember Ed Gallo,

I am writing today to share my support for the Villages project, and my hope that you will support the project too. Infill projects like this are what we need – some fresh, new, affordable housing options right in the heart of an existing community. I'm looking forward to the day that this project is built and links two sides of our community together again. This is far better than a chain link fence and dilapidated buildings will ever be.

Please approve The Villages!
Dyanna Grimes
2125 N Nutmeg St
Escondido, CA 92026

Mike Strong

From: Bernadette Bjork
Sent: Monday, November 06, 2017 4:29 PM
To: Mike Strong
Subject: FW: Please approve this project!

From: Ed Gallo
Sent: Monday, November 6, 2017 4:18 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fw: Please approve this project!

Ed Gallo

From: Miles Grimes <milesvincentgrimes@gmail.com>
Sent: Monday, November 6, 2017 3:04 PM
To: Ed Gallo
Subject: Please approve this project!

Dear Councilmember Ed Gallo,

Please approve The Villages plan put forth by New Urban West. This project will add 380 new homes. Great amenities like a restaurant and pool are sure to make the community a more vibrant place to live. We need all the housing we can get in this market, which is why I urge you to approve this plan without delay.

Thank you.
Miles Grimes
2125 N Nutmeg St
Escondido, CA 92026

Mike Strong

From: Bernadette Bjork
Sent: Monday, November 06, 2017 4:38 PM
To: Mike Strong
Subject: FW: Contact Council (select recipient from drop-down list): NO to Specific Plan - ReZone!!!!!!

From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Monday, November 6, 2017 4:37 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): NO to Specific Plan - ReZone!!!!!!

Paul & Coll Smith
colleencasey.smith@gmail.com

Councilmen and Mayor,

PLEASE!! I implore you to vote NO to RE-ZONING for the the specific plan for the escondido country club property. This would be a HUGE MISTAKE that will take one of Escondido's neighborhoods that you should be proud to represent and it will ALTER it forever in a most destructive way. Why would you jump on Schlesingers bandwagon and take this gem of a neighborhood and turn it into an overcrowded, traffic jammed up community so HE can make BIG BANK!! WHY??!!??!!

Are you truly going to consider a vote that is in favor of this slimy, greedy man that has threatened our whole community and uses his money to push his way around. STOP! PLEASE!! IT'S NOT GOOD FOR ESCONDIDO!!! IT'S UNREASONABLE!!!! PLEASE ACT/VOTE REASONABLY!!!! USE YOUR BEST JUDGEMENT - PLEASE

Colleen Casey

Mike Strong

From: noreply@www.escondido.org
Sent: Monday, November 06, 2017 4:49 PM
To: Mike Strong
Subject: Contact Executive Staff - Planning: SEEC Climate Resources: City of Escondido

Hoi-Fei Mok
Hoi-Fei.mok@iclei.org

Hi Mike,

I hope this finds you well. I'm Fei from ICLEI, one of the non profits working with the California statewide initiative, the Statewide Energy Efficiency Collaborative (SEEC). SEEC is an alliance between ICLEI-Local Governments for Sustainability, The Institute for Local Government, The Local Government Commission, and California's four investor-owned utilities.

I want to check in to make sure you are aware that SEEC provides a comprehensive set of no-cost tools and resources are available to help you with your energy efficiency work, greenhouse gas inventory, emissions forecasting, and climate action planning.

Here's what you can freely access:

- The [SEEC ClearPath](#) tool is an all-in-one suite of online tools for GHG inventories, forecasting, climate action planning and monitoring
- The [SEEC Learning Portal](#) offers step-by-step guidance to understand and develop GHG inventories, including dozens of video trainings, guidebooks and best practices in an interactive platform
- The [SEEC Resource Portal](#) gives a library of up-to-date case studies, policy documents, and planning guidance on climate and energy work in California
- The [SEEC Newsletter](#) is an essential communications between the alliance and the local governments and highlights new case studies, resources, and upcoming events.

I'm happy to hop on a call to go through these resources with your staff. Please get in touch with any questions on how to take advantage of these resources and our no-cost technical assistance.

Thanks for your time!

sincerely,

Fei

Gecko) Chrome/61.0.3163.100 Safari/537.36
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LOCAL_ADDR: 10.255.2.55

Mike Strong

From: John Brown <johnbrown1228@cox.net>
Sent: Tuesday, November 07, 2017 8:16 AM
To: Mike Strong
Subject: Escondido Country Club

Dear Mr. Gallo,

Well here we are.

How that initiative got through the City Planning Commission causes me great fear. Obviously there is an underlying story that I will probably never know, but aware or not, this was a blow. As I have voiced previously, this is not what I want and the City at large as they resoundingly defeated Prop B 2 years ago!

Now it is in your hands.

We need two votes. I am imagining that John Masson will vote NO. I am counting on you to do the same, as a development the size of what NUWI is proposing in my view the end of a lovely lifestyle that I and my neighbors have enjoyed for years.

The roads can't take any more traffic, traffic obstructions or not, too many cars.

Our air quality is already suffering from the number of commuters that cut through the Country Club as there are no golf carts on the streets.

What schools are going to handle the influx of students.

How, when we are still in drought conditions are we going to be able to provide water for 1,000 more people, 380 homes?????

How is the electrical grid that shuts down regularly in the summer going to handle another 380 homes plus facilities pulling on it?

How is it right, if you are willing to change the zoning, that it is not changed back to the way every single person in Escondido knows it was supposed to be, open space??? That's the tough one!

If you give into Schlesinger, you are screwing Poway as they are in a similar battle with him. You are saying to him, if you bully us we'll cave! Really?

Declare eminent domain.

Pay him fair market value.

We'll (the members of the neighborhood) arrange to buy the property from the City. We'll remake it into what it should be.

You battle Schlesinger in court and let an unbiased authority determine what the cost of the City's mistake was years ago, when the zoning got mysteriously changed.

Please vote no.

Sincerely,

John Brown

 gifts of nature
MANUFACTURERS REPRESENTATIVE

John Brown

 gifts of nature
MANUFACTURERS REPRESENTATIVE

Mike Strong

From: Bernadette Bjork
Sent: Tuesday, November 07, 2017 10:29 AM
To: Mike Strong
Subject: FW: Town-hall meeting November 15.

From: Ed Gallo
Sent: Tuesday, November 7, 2017 9:35 AM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fw: Town-hall meeting November 15.

Ed Gallo

From: barbara conrad <kleopatra1865@att.net>
Sent: Tuesday, November 7, 2017 8:41 AM
To: Michael Morasco; John Masson; Ed Gallo; Olga Diaz; Sam Abed; ECCHO; Brian Fieldman; phunter@cox.net
Subject: Town-hall meeting November 15.

Please vote for us, the existing home owners and Escondidians. For instance when the Beezer homes off Sunset were being build we fought against the connection to El Norte Parkway via Reese. "We lost." Ever since Cortez Ave. has been a thoroughfare.

It is unimaginable for us who live here, what the traffic is going to be like with the new home owners heading to work in the mornings and coming home in the evenings cutting through our streets.

Are the bulldozers and construction vehicles also going to shortcut through Cortez Ave. ? We hope not.

Whether 400 or 200 homes we will be choking in traffic, pollution, commotion, accidents and might even have more crime. The Peace will be gone for ever.

I spoke to a friend who lives of Borden street right behind the latest building site. She said all summer they were choking in dust and noise and were contemplating to move away.

Well, unfortunately we can't afford to move away so we are pleading with you to keep the building at half at what is proposed by the greedy builders and owners.

Thank you.

Barbara Christina Conrad, 1434 San Carlos Pl. 92026

Mike Strong

From: Bernadette Bjork
Sent: Tuesday, November 07, 2017 10:29 AM
To: Mike Strong
Subject: FW: Escondido Country Club

From: Ed Gallo
Sent: Tuesday, November 7, 2017 9:36 AM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: Fw: Escondido Country Club

Ed Gallo

From: John Brown <johnbrown1228@cox.net>
Sent: Tuesday, November 7, 2017 8:14 AM
To: Ed Gallo
Subject: Escondido Country Club

Dear Mr. Gallo,

Well here we are.

How that initiative got through the City Planning Commission causes me great fear. Obviously there is an underlying story that I will probably never know, but aware or not, this was a blow. As I have voiced previously, this is not what I want and the City at large as they resoundingly defeated Prop B 2 years ago!

Now it is in your hands.

We need two votes. I am imagining that John Masson will vote NO. I am counting on you to do the same, as a development the size of what NUWI is proposing in my view the end of a lovely lifestyle that I and my neighbors have enjoyed for years.

The roads can't take any more traffic, traffic obstructions or not, too many cars.

Our air quality is already suffering from the number of commuters that cut through the Country Club as there are no golf carts on the streets.

What schools are going to handle the influx of students.

How, when we are still in drought conditions are we going to be able to provide water for 1,000 more people, 380 homes??????

How is the electrical grid that shuts down regularly in the summer going to handle another 380 homes plus facilities pulling on it?

How is it right, if you are willing to change the zoning, that it is not changed back to the way every single person in Escondido knows it was supposed to be, open space??? That's the tough one!

If you give into Schlesinger, you are screwing Poway as they are in a similar battle with him. You are saying to him, if you bully us we'll cave! Really?

Declare eminent domain.

Pay him fair market value.

We'll (the members of the neighborhood) arrange to buy the property from the City. We'll remake it into what it should be.

You battle Schlesinger in court and let an unbiased authority determine what the cost of the City's mistake was years ago, when the zoning got mysteriously changed.

Please vote no.

Sincerely,

John Brown


gifts of nature
MANUFACTURERS REPRESENTATIVES

John Brown


gifts of nature
MANUFACTURERS REPRESENTATIVES

Mike Strong

From: Bernadette Bjork
Sent: Tuesday, November 07, 2017 1:55 PM
To: Mike Strong
Subject: FW: Please approve this project!

From: Ed Gallo
Sent: Tuesday, November 7, 2017 1:40 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: FW: Please approve this project!

From: Chelsie Matthias [<mailto:chelsie@bajadesigns.com>]
Sent: Tuesday, November 07, 2017 12:29 PM
To: Ed Gallo <egalloy@escondido.org>
Subject: Please approve this project!

Dear Councilmember Ed Gallo,

Please approve The Villages plan put forth by New Urban West. This project will add 380 new homes. Great amenities like a restaurant and pool are sure to make the community a more vibrant place to live. We need all the housing we can get in this market, which is why I urge you to approve this plan without delay.

Thank you.
Chelsie Matthias
1136 Hubbard Ave
Escondido, CA 92027

Mike Strong

From: Bernadette Bjork
Sent: Tuesday, November 07, 2017 1:55 PM
To: Mike Strong
Subject: FW: The Villages plan

From: Ed Gallo
Sent: Tuesday, November 7, 2017 1:40 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: FW: The Villages plan

From: Mary Murphy [<mailto:cdrmurph@apl.com>]
Sent: Tuesday, November 07, 2017 12:03 PM
To: Ed Gallo <egallo@escondido.org>
Subject: The Villages plan

Dear Councilmember Ed Gallo,

The Villages project, which is proposed for the Escondido Country Club, is a solution that has something for everyone. I personally am excited for the sustainable housing options, which will set a precedent for future development in our City and around the region. Join me in supporting The Villages and helping Escondido become an example to follow. Vote yes!

Regards,
Mary Murphy
1753 Harold Rd
Escondido, CA 92026

Mike Strong

From: Bernadette Bjork
Sent: Tuesday, November 07, 2017 1:56 PM
To: Mike Strong
Subject: FW: The Villages as a housing shortage solution

From: Ed Gallo
Sent: Tuesday, November 7, 2017 1:41 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: FW: The Villages as a housing shortage solution

From: Robert tippett [<mailto:stippett71@gmail.com>]
Sent: Tuesday, November 07, 2017 11:40 AM
To: Ed Gallo <egallo@escondido.org>
Subject: The Villages as a housing shortage solution

Councilmember Ed Gallo,

Escondido, and all of San Diego County, is facing a severe housing shortage that has caused homes to become unattainable for the average homebuyer. From what I've read, the homes that are being proposed for the Escondido golf course would be reasonably priced for working families. I ask that this proposal be approved by the City Council.

Thanks.
Robert tippett
1852 Pamela Ln
Escondido, CA 92026

Mike Strong

From: Bernadette Bjork
Sent: Tuesday, November 07, 2017 3:21 PM
To: Mike Strong
Subject: FW:

From: Ed Gallo
Sent: Tuesday, November 7, 2017 2:00 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: FW:

From: Lola Runchey [<mailto:lola.runchey@gmail.com>]
Sent: Tuesday, November 07, 2017 1:58 PM
To: Ed Gallo <egallo@escondido.org>; Michael Morasco <Mmorasco@escondido.org>; Olga Diaz <Odiaz@escondido.org>; Sam Abed <sabed@escondido.org>
Subject:

I am appalled by the effrontery of a Planning Commission that does not recognize the havoc that would follow the addition of 380 new dwellings to the Country Club by running roughshod over the 2012 General Plan keeping the current E-I-R Zoning in force.

380 is too many!! Would they

welcome a wall to wall housing project in their backyard?

Another half hour to get on or off 1-15, more roads in need of repair and other intolerable disruptions?

I exhort you to reject the atrocious recommendation of The Planning Commission.

Lola Runchey

1245 Wren Glen

--

Lola Runchey

lola.runchey@gmail.com

(760) 807-9058

Mike Strong

From: Bernadette Bjork
Sent: Tuesday, November 07, 2017 3:22 PM
To: Mike Strong
Subject: FW: The Villages as a housing shortage solution

From: Ed Gallo
Sent: Tuesday, November 7, 2017 2:02 PM
To: Bernadette Bjork <bbjork@escondido.org>
Subject: FW: The Villages as a housing shortage solution

From: Robert tippett [<mailto:stippett71@gmail.com>]
Sent: Tuesday, November 07, 2017 11:40 AM
To: Ed Gallo <egallo@escondido.org>
Subject: The Villages as a housing shortage solution

Councilmember Ed Gallo,

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Thanks.
Robert tippett
1852 Pamela Ln
Escondido, CA 92026