



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

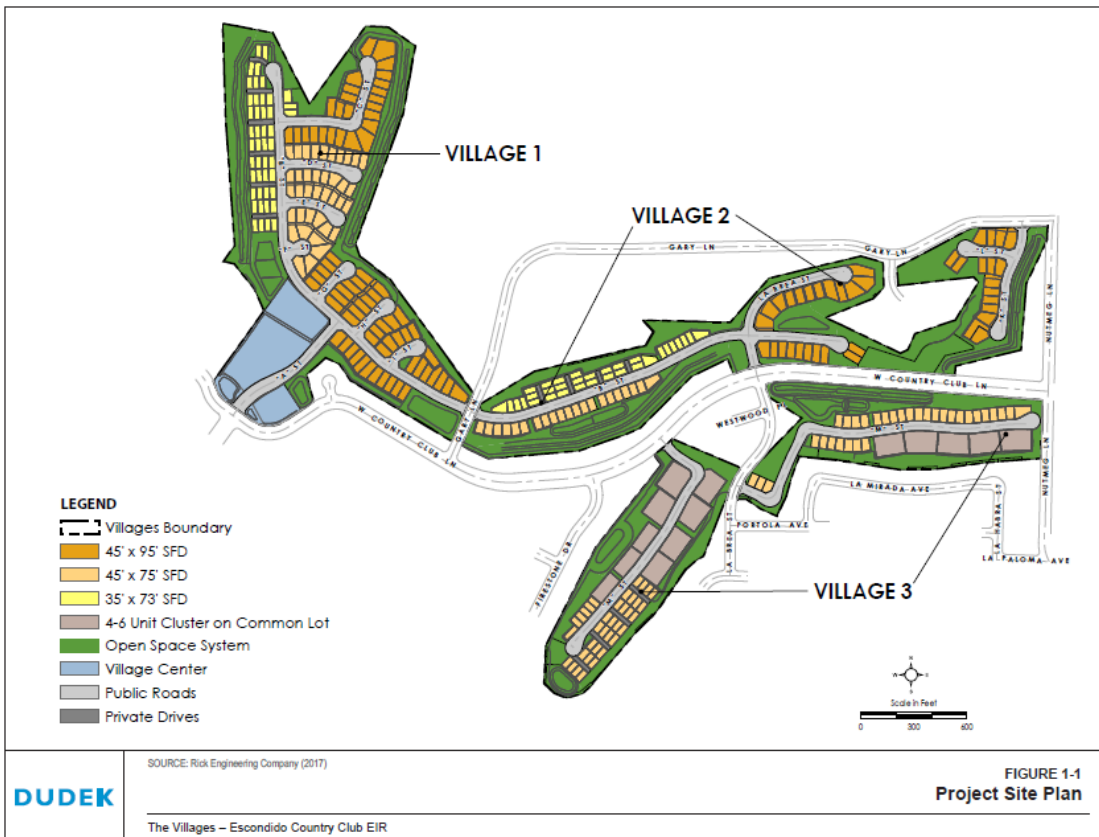
**NOTICE OF AVAILABILITY**  
**OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**  
**THE VILLAGES – ESCONDIDO COUNTRY CLUB – ENV 16-0010; SUB 16-0009**  
**(SCH #2017011060)**

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.



**Environmental Analysis and Significant Impacts:**

The Draft EIR evaluates the environmental impacts associated with project implementation. The Draft EIR includes the analysis of project impacts associated with aesthetics, biological resources, cultural resources, energy, geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, traffic and transportation and utilities and service systems.

Significant impacts were found for the issues of air quality, biological resources, cultural resources, greenhouse gas (GHG) emissions, hazards/hazardous materials, noise, and traffic and transportation. With implementation of the identified mitigation measures, all potentially significant impacts would be mitigated to less than significant levels with the exception of one traffic impact, which would remain significant and unavoidable. The Project would result in a significant unavoidable long-term cumulative traffic impact at the I-15 southbound on-ramp at El Norte Parkway. Although mitigation is proposed to reduce this impact, it is considered a significant unavoidable impact even with the identified mitigation improvements because the improvements are located within the jurisdiction and responsibility of the California Department of Transportation (Caltrans), and neither the applicant nor the City of Escondido can ensure that Caltrans will permit the improvement to be made. Nonetheless, the proposed mitigation improvements are considered feasible to implement, and both the applicant and City will continue to coordinate with Caltrans to complete the mitigation improvements should the Project be approved. If Caltrans subsequently concurs and authorizes such improvements, this would eliminate the identified significant impact at the referenced on-ramp.

It is anticipated the Escondido City Council will review and consider certifying the Final EIR in Fall of 2017.

**Where to access the Draft EIR:**

The Draft EIR and other project materials are now available for public review and downloaded from the City's website at <https://www.escondido.org/ecc.aspx> or by navigating to [www.escondido.org](http://www.escondido.org), clicking on "Planning" in the contact list on the right side of the page, scrolling down to the "Active Projects" section, and clicking on "The Villages – Escondido Country Club".

Hardcopies of the Draft EIR and associated documents are available at the following locations during normal business hours: Escondido Public Library (239 S. Kalmia Street) and Escondido City Hall Planning Division (201 N. Broadway).

**Public review period for the Draft EIR:**

In accordance with §15105 of the CEQA Guidelines, this public notice officially notifies the general public, public agencies, and interested individuals and organizations that a 45-day public review period will begin on June 28, 2017 and end on August 11, 2017. **All comments on the Draft EIR must be received by the City no later than 11:59 p.m. PST on Friday, August 11, 2017 to be considered.** Comments received after this date will be stamped late and will be included as part of the administrative record. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City's discretion.

Comments should be addressed or e-mailed to the Project planner:

Kristin Blackson  
Contract Planner  
City of Escondido  
201 North Broadway  
Escondido, CA 92025  
[kblackson@escondidc.org](mailto:kblackson@escondidc.org)

**Case File No.: ENV 16-0010; SUB 16-0009**

**Date of Issuance: June 28, 2017**

Bill Martin, AICP  
Director of Community Development