



The Villages – Escondido Country Club Project Proposal

E-Newsletter – January 2017

Interested parties,

The City received an application to redevelop the Escondido Country Club and golf course, located at 1800 W. Country Club Lane. Because the clubhouse is closed and the golf course is no longer in operation, many are interested in how, and when, the property may be reused.

ABOUT THE PROJECT PLANNING PROCESS

A planning permit is a legal document that gives permission for a property owner to use or otherwise develop on a particular piece of land. To obtain a permit, a property owner must make an application to the Planning Division. The Planning Division plans and regulates the use of land to protect the public health, safety, and general welfare of the Escondido community. There are many ways to regulate and implement land use, such as through a general plan, zoning map and zoning code, along with the subdivision code and design review guidelines. Because the use of land is regulated, the City must review all projects against this policy and regulatory framework before any buildings can be constructed. Additionally, all projects must also undergo environmental review, pursuant to the [California Environmental Quality Act \(CEQA\)](#).

After an application has been filed, the process can involve a number of different people including the public, the applicant, and other local and state agencies. Planning staff anticipates the process will take about a year to complete. Visit <https://www.escondido.org/ecc.aspx> for more information about steps in the remaining process.

WHAT'S GOING ON RIGHT NOW

A developer, New Urban West Inc., has filed a proposed development plan at the Country Club's property. In response, City staff has initiated the preparation of the Draft Environmental Impact Report (DEIR) for the Project with a notice and request for comments about the scope and content of what will be analyzed.

Notice of this comment period and meeting was published in the newspaper on Wednesday, January 25, 2017. The [Notice of Preparation \(NOP\)](#) public review period will be from **January 25, 2017 to February 24, 2017**. There will also be a Public Scoping Meeting to answer questions

about the project and the CEQA process. The meeting will be held on **Monday, February 13, 2017** from 4:30 to 7:00 pm at City Hall, the Mitchell Room. The format of the meeting will allow for interested parties to drop in at their convenience and provide comment at any time during the hours. The purpose of the Public Scoping Meeting is to inform the public about the project so that the public may provide input on the scope of the DEIR. Following the NOP public review period, the City will work to draft the DEIR. The DEIR will be released for a 45-day public review at a later date.

STAY INFORMED

Visit the City's Project website at <https://www.escondido.org/ecc.aspx> for more information about the process. This is an online source to review all project related documents, including the NOP and Initial Study, as well as other documents as they become available.

For all project related questions, please contact Kristin Blackson at kblackson@escondido.org.