



**The Villages –  
Escondido Country Club Project Proposal**

## **E-Newsletter – June 2017**

Interested parties,

The City is currently reviewing an application to redevelop the Escondido Country Club and golf course. As part of the process, the City created a e-newsletter to provide timely and informative news about the project.

### **WHATS GOING ON NOW?**

As you might expect, cities and counties weigh a variety of factors when deciding whether to approve or deny a proposed land use or development project. One such factor is what kind of effect a project would have on the environment. The term “environment” includes natural and man-made elements of our surroundings. This includes land, air, water, minerals, plants, noise, and more.

For the Escondido Country Club – the Villages Project proposal, an Environmental Impact Report (EIR) was recently prepared to identify the existing activities and uses at the project site and evaluate how future conditions might change if the proposed project is built. Through this e-newsletter and other notices, the City of Escondido announces the availability of this report to agencies, organizations, and members of the public to review the document. The City asks residents, businesses, community members, and other interested parties to submit comments on the environmental document. ***The 45-day public comment period begins with the publication of the Notice of Availability, issued on Wednesday, June 28, 2017.*** All comments on the environmental analysis, the measures that might be adopted to reduce any effects of the project, or other objections or information, must be made within the 45-day review and comment period.

You can view the environmental document and learn more about the project by visiting the following link:

[www.escondido.org/ecc-deir.aspx](http://www.escondido.org/ecc-deir.aspx)

Because the environmental review process is complicated, this newsletter has been put together to help you understand what is being studied, how it is being studied, and what the study means in terms of the overall processing of the project.

## **WHAT DOES THE ENVIRONMENTAL PROCESS DO?**

The environmental process provides a way to evaluate the environmental effects of a project. The goal is to provide more information about the project to agencies, organizations, and members of the public. This will help enhance public participation; improve interagency coordination; and improve the overall decision-making process.

## **WHAT IS AN ENVIRONMENTAL IMPACT REPORT (EIR)?**

EIRs contain a number of items. An EIR describes the proposed project - and then identifies and examines the changes in the environment that would result from the project's approval, including the amount and type of construction and operation. The report also recommends steps to avoid or minimize significant effects. These actions are called "mitigation measures." Possible alternative projects are also considered.

## **WHAT IS STUDIED IN AN EIR?**

In general, a thorough analysis of a project will address the following 18 subject areas:

- Aesthetics • Agriculture and Forestry • Air Quality • Biological Resources
- Cultural Resources • Energy • Geology/Soils • Greenhouse Gas Emissions
- Hazards & Hazardous Materials • Hydrology/Water Quality • Land Use/Planning
- Mineral Resources • Noise • Population/Housing • Public Services
- Recreation • Traffic • Utility/Service Systems

The analysis will analyze the significant direct and indirect environmental impacts, as well as the cumulative impacts of any past, present, and reasonably foreseeable projects within the project's vicinity.

## **WHAT IS THE ROLE OF THE CITY?**

The City assumes different roles and responsibilities in the environmental review process. The environmental review process begins immediately with the completion of the specific application. After obtaining a good understanding of scope of the project and the degree of environmental analysis required, the City decided to prepare an EIR for the project. At this point, the EIR is in *draft* form. The City will use the *final* document when making a decision on the project. For the next 45 days, the City is asking to receive community comments and concerns to help understand the environmental consequences of the project, identify any and all mitigation measures or impact-reducing alternatives, and the environmental trade-offs associated with the project and the alternatives. For that reason, City staff wants to ensure that residents, businesses, community members, and other interest parties know of steps that are involved in the environmental review process and how the public can participate and review/use the EIR. At the close of the 45-day review and comment period, the City will respond to the comments received and make changes to the EIR based on those comments. This process will result in a public hearing, followed by a

written decision by the decision-making body. Typically, a project may be approved, denied, or approved subject to specified conditions.

### **EIR REVIEW AND PUBLIC COMMENT**

Comments from the public and public agencies about the EIR should be made as early as possible. If you wish to review a print copy of the *Draft* EIR or the documents referenced in the *Draft* EIR, you may do so during business hours at the Planning Division.

The review period for the *Draft* EIR begins on June 28, 2017 and ends on August 11, 2017. If you wish to submit comments, please reference Case Number SUB 16-0009 and submit them to:

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### **TO LEARN MORE**

CalRecycle, California CEQA Toolbox, Types of EIR Documents:  
<http://www.calrecycle.ca.gov/SWFacilities/Permitting/CEQA/Documents/EIR/Types.htm>

State of California website on California Environmental Quality Act:  
<http://ceres.ca.gov/ceqa/>

City of Escondido – The Villages, Escondido Country Club Project website  
<http://www.escondido.org/ecc.aspx>

### **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, Notice of Availability and Draft EIR, as well as other documents as they become available.

For all project related questions, please contact Kristin Blackson at [kblackson@escondido.org](mailto:kblackson@escondido.org).

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*Stay up-to-date on what's happening with the Escondido Country Club golf course and be the first to know about different project activities and milestones. The e-newsletter is just one way that the city is providing opportunities to disseminate information.*