



NOTICE OF PUBLIC HEARING

The Escondido Planning Commission will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at a special time 6:00 p.m., Tuesday evening, October 24, 2017, to consider the item listed below:

SPECIFIC PLAN, GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, SPECIFIC ALIGNMENT PLAN, DEVELOPMENT AGREEMENT, AND FINAL ENVIRONMENTAL IMPACT REPORT – (SUB 16-0009, PHG 16-0018, ENV 16-0010):

REQUEST: The proposed project involves a series of actions to implement The Villages – Escondido Country Club Specific Plan project, which includes a total of 380 residential homes at 3.5 dwelling units per acre; approximately 48.2 acres of permanent open space with active greenbelts; 3.5 acre of parks; and recreational, social, and community amenities in a Village Center. A General Plan Amendment is proposed to change the existing Urban I (up to 5.5 units per acre) General Plan designation on the 109.3-acre site to Specific Planning Area #14 to facilitate the specific plan process for the implementation of new development standards for the site. A companion rezone is proposed to change the existing zoning from R-1-7 (Single-family Residential, 7,000 SF minimum lot size) to SP (Specific Plan). A proposed tentative subdivision map provides 192 single-family lots and 30 condominium lots with 188 detached and attached condo units for a total of 380 dwelling units in the proposed development. The Project also proposes a Specific Alignment Plan (SAP) to improve Country Club Lane from Golden Circle Drive to Nutmeg Street with traffic calming features to reduce speeds along the corridor and enhance active transportation. The SAP features two proposed roundabouts, at the Golden Circle Drive and La Brea Street intersections. The applicant is also requesting the approval of a Development Agreement to extend the life of the project entitlements and receive specific fee credits. The proposal also includes the adoption of the environmental determination prepared for the Project.

PROPERTY SIZE AND LOCATION: The approximately 109.3-acre project site is located in the northwest portion of the City, along both sides of West Country Club Lane, addressed as 1800 West Country Club Lane.

ENVIRONMENTAL STATUS: A Final Environmental Impact Report (SCH#2017011060) has been prepared pursuant to CEQA (Public Resources Code 21000-21189) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000-15387).

If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) coordinator (760) 839-4643 with any requests for reasonable accommodations at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status. All interested persons are invited to attend. Anyone wishing to speak during the public hearing will be asked to limit his or her testimony to 2-5 minutes.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library, 239 S. Kalmia, Escondido, California, 92025 and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, October 19, 2017. For additional information, please contact Mike Strong, (760) 839-4556, and refer to Case No. SUB 16-0009 / ENV 16-0010.

Mike Strong
Assistant Planning Director

DATED: October 5, 2017

