



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

## **E-Newsletter – September 2019**

Interested parties,

As part of the city planning process of The Villages - Escondido Country Club Project proposal, the Planning Division created a e-newsletter to provide timely and informative news about the project. It was used as a resource during the course of the review process, and now that the project has been approved, it will continue to be used as a way to keep community members informed about the build-out of the project.

The approved tentative subdivision map, Final EIR and appendices, Specific Plan and other related information can be accessed on the City's website at the following link:

<https://www.escondido.org/ecc.aspx>

### **Rough Grading, Drainage, and Improvement Plans:**

The Villages - Escondido Country Club Project proposal consists of a General Plan Amendment to the Land Use Element, Zone Change, a Specific Plan, and Tentative Map for a 380 single-family dwelling unit development project. The City of Escondido City Council approved the project on November 15, 2017 and since then the project applicant, New Urban West, Inc., has been working with the City's development services staff to move the project forward. The project applicant has also brought on a partner, Lennar, to help with home building. Lennar's merger with CalAtlantic in 2018, establishes Lennar as the nation's largest homebuilder. It is believed that both New Urban West, Inc. and Lennar will work together through full project implementation, and be involved directly in the build-out of all the three (3) villages.

The Development Team (i.e. New Urban West, Inc. and Lennar) submitted rough grading plans, drainage improvement plans, and utility relocation plans for all three (3) villages in 2018. As of this writing, most of the plans are in third or fourth plan check. The review of these post-entitlement plans is nearing completion, and the expectation is that the Development Team would commence construction on Village 1 as the first phase of development. Grading and improvement plan check for each of the villages is on-hold until the revised Certified Tentative Map is approved. As of September 3, 2019, the substantial conformance plan set has been deemed complete. Therefore, it is expected that the Development Team would be seeking permit issuance for Village 1. It is anticipated that the City will issue rough grading plans for Village 1 within the next week. This means that you may get to see the Development Team break ground in the very near future. More information about the revised Tentative Map and substantial conformance process is covered in more detail in the next section of this newsletter.

**Substantial Conformance Determination:**

Recognizing all of the effort that goes into the review of new development proposals, the City requires that projects be implemented in strict accordance with the approved plans. Staff performs numerous plan checks during the post entitlement phase to confirm that the project's improvements and construction match the approved plans.

There is a recognition that, despite how carefully a project is planned, circumstances arise where applicants propose changes to what was originally approved. A substantial conformance determination is required when a development plan is not sufficiently identical to the approved plan. If a clear decision can be made on the request, staff will issue a determination as such. If a determination of substantial conformance is granted, the request will be documented in the project file and the applicant may proceed with the requested modification.

A revised Certified Tentative Map for substantial conformance determination was submitted by the Development Team on May 23, 2019 that included a proposal to relocate approximately 10 (ten) residential lots within the development. These changes primarily occur in Villages 2 and 3, resulting from recent comments provided by the Regional Water Quality Control Board (RWQCB), which took place over several months. The proposed relocation and redesign of the 10 (ten) lots is the result of RWQCB's request to minimize impacts to existing jurisdictional waters of the State located within Village 2. (These comments were not raised by the Board during the entitlement process.) To accommodate this request, the Development Team proposed to eliminate a portion of impervious surface within the southeastern section of Village 2. This modification creates significantly more passive open space area and increases the overall amount of the project's open space. As shown in the exhibits posted online, the Development Team proposes substantially conforming modifications to the layout of the existing single-family homes within this portion of Village 2. These changes alone result in a potential net loss of four (4) total units. When combined with a proposed relocation of three (3) single family units from Village 2 to Village 3; and one (1) single family unit from Village 2 to Village 1, the project density would remain whole, with the same number and type of housing units.

The potential redesign meets the objectives and requirements of the approved specific plan and maintains all required density, buffers, and setbacks. It achieves the intent of the approving body, does not represent a change in the character of the subdivision, and is consistent with the adopted specific plan's guidance language for substantial conformance requests. Further, the proposed redesign significantly increases the amount of open space within Village 2 and provides opportunities to expand existing planned park facilities within Village 2. Grading changes to accommodate the proposed relocation are minimal and result in finished building pad elevations within 1.5 feet of the originally proposed grades.

**STAY INFORMED**

Visit the City's Project website at <https://www.escondido.org/ecc.aspx> for more information about the process.

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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.*