



**NOTICE OF PREPARATION (NOP) SCOPING MEETING  
PROJECT FACT SHEET  
THE VILLAGES  
Case No. ENV 16-0010, SUB 16-0009**

**Site Location**

- Project site is located in the northwest corner of the City of Escondido along both sides of W. Country Club Lane west of Nutmeg Street
- Approximately 109 acres
- Formerly contained the Escondido Country Club, a private golf course

**Current Land Use Designations**

The proposed project site is currently designated “Urban I” by the General Plan. Current zoning for the proposed project site is “R-1-7”, a residential zoning designation.

- Current General Plan Land Use Designation – Urban-I
  - Allows for residential use
  - Up to 5.5 dwelling units per acre
- Current General Plan Zoning – R-1-7
  - Allows for residential development on minimum of 7,000 sq. ft. lots

**Project Description**

The new land uses proposed for the project includes three single-family residential villages; a 46 acre open space system; and a Village Center with recreational, social and community farm amenities, and described as follows:

- Single-Family Residential Villages:
  - Three residential villages with a mix of single-family detached and attached homes
  - Total of 392 homes
  - Privacy buffers ranging from approximately 50 – 200 ft. between all new and existing homes
  - Lot sizes ranging from 2,500 sq. ft. to over 7,000 sq. ft.
  - All for-sale, market-rate homes
  - Includes homes designed for seniors
  - Establishment of an HOA

- Open Space system:
  - Approximately 46 acres will be dedicated permanent open space
    - 32 acres of landscaped greenbelt between new and existing residences
    - 14 acres of environmental channels and water quality basins
    - 4 miles of trails
    - 6 parks ( includes 2 dog parks)
  
- Village Center Amenities :
  - Social amenities open to the public:
    - New restaurant and bar
    - Village Green events
    - Village Produce Stand and Community Farm
  - Recreational opportunities for The Villages HOA and available for membership purchase include:
    - Swimming pool
    - Gym facility
    - Tennis/Pickle Ball courts

**Off-site Improvements**

Off-site improvements include the following:

- Traffic calming on W. Country Club Lane to reduce speed and enhance safety
- Installation of adaptive signalization along El Norte Parkway
- Installation of additional eastbound left turn lane at El Norte Parkway and Golden Circle Drive
- Improvements to the Southbound 1-15 On-Ramp
- Dedicated bike lanes and pedestrian enhancements along W. Country Club Lane
- Connections to existing public utilities and drainage courses within public street right-of-way or easements

**Comments can be mailed to Kristin Blackson, Contract Planner, City of Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025 OR emailed to [kblackson@escondido.org](mailto:kblackson@escondido.org)**