



**CITY OF ESCONDIDO  
 OFFICE OF THE CITY CLERK  
 201 NORTH BROADWAY  
 ESCONDIDO, CA 92025-2798  
 (760) 839-4617**

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN on WEDNESDAY, SEPTEMBER 14, 2016 at 4:30 p.m., the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following item:

**MASTER AND PRECISE DEVELOPMENT PLAN AND ZONE CHANGE – PHG 15-0042:**

**REQUEST:** A Master and Precise Development Plan for the development of 91,000 square feet of light industrial uses in two new buildings on approximately 5.24 acres (4.87 acres on-site and 0.37 acre off-site). Building 1 would be a one-story building with a 51,400-square-foot ground floor and a 4,100-square-foot mezzanine for a total of 55,500 square feet. Building 2 would be a one-story building with a 32,900-square-foot ground floor and a 2,600-square-foot mezzanine for a total of 35,500 square feet. The project includes 184 surface parking spaces, landscaping, infrastructure and storm water-drainage improvements. A rezone will be required to change the zoning from existing single-family residential (R-1-6) to Planned Development-Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI). A 20-foot-wide Rincon Del Diablo Municipal Water District easement (approximately 0.37 acre off-site area) along the western boundary is part of an adjacent industrial development and is proposed to be incorporated into the project site. A boundary adjustment would be required to modify the project boundaries. Off-site grading and street improvements also are proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY SIZE AND LOCATION:** The project site is located in the City of Escondido, County of San Diego along the southern side of Harmony Grove Road, south of Enterprise Street, east of Pacific Oaks Place, addressed as 2005 Harmony Grove Road (APN 235-050-1500).

**ENVIRONMENTAL STATUS:** A Draft Initial Study/MND (City File No. ENV15-0017) was issued for a 30 day public review for the proposed project on June 21, 2016 in conformance with the California Environmental Quality Act (CEQA).

**PLANNING COMMISSION ACTION: Approved on August 9, 2016 with a vote of 6/0/1 (Johns absent)**

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 City Council, at or prior to the Public Hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for those individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) Coordinator (760) 839-4643 with any requests for reasonable accommodations, to include sign language interpreters, 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 said Public Hearing to express their opinion in this matter. Said Public Hearing will be held in the Council Chambers, 201 N. Broadway, Escondido, California, 92025. **For additional information, please contact Jay Paul, (760) 839-4537, and refer to Case No. PHG 15-0042.**

