



CITY OF ESCONDIDO  
 PLANNING DIVISION  
 201 NORTH BROADWAY  
 ESCONDIDO, CA 92025-2798  
 (760) 839-4671

## NOTICE OF ZONING ADMINISTRATOR PUBLIC HEARING

The Escondido Zoning Administrator will hold a public hearing in the Parkview Room, Escondido City Hall, 201 N. Broadway, Escondido, CA at 3:00 p.m., afternoon, August 1, 2019, to consider the following:

### **EXTENTION OF TIME FOR A TENTATIVE PARCEL MAP – PHG 19-0033:**

**REQUEST:** A request for a three-year (3) Extension of Time for a previously approved four-lot (4) Tentative Parcel Map (SUB 17-0030), on a 14.37-acre parcel in the RE-20 Zone (Residential Estates, 20,000 SF minimum lot size) and RE-80 Zone (Residential Estates, 80,000 SF minimum lot size). The resulting lot sizes would be 25,264 SF (Parcel 1), 21,344 SF (Parcel 2), 31,759 SF (Parcel 3), and 541,015 SF (Parcel 4). The project also includes Grading Exemptions; the removal of 0.50-acres of Diegan Coastal Sage Scrub; the establishment of a Fuel Management Area, including off-site areas; and an on-site 20,000-gallon water tank for Parcel 4 for fire safety purposes. The project site is within the Hillside/Ridgeline Overlay District and includes proposed development on an intermediate ridge. No changes to the project are proposed in conjunction with this extension, however conditions of approval have been revised to reflect changes to storm water and landscaping requirements. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY LOCATION:** Located at the south side of Reed Road, just east of Citrus Avenue and east of Bear Valley Parkway, addressed as 3251 Reed Road (APN 240-190-65)

**ENVIRONMENTAL STATUS:** A Final Initial Study/Mitigated Negative Deceleration was adopted for the project in 2010.

If you challenge these items 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 persons with handicapped status. All interested persons are invited to attend and will be given an opportunity to make comments for the record.

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 <https://www.escondido.org/zoning-administrator.aspx> at least 72 hours prior to the hearing.

**For additional information, please contact Darren Parker, (760) 839-4553 and refer to Case No. PHG 19-0033.**

*MDS*

Mike Strong  
 Assistant Planning Director

DATED: July 16, 2019

