



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

## 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 7 p.m. on Tuesday, June 27, 2023, to consider the item listed below:

### **PHG20-0028: EAST VALLEY SPECIFIC PLAN**

**REQUEST:** The proposed East Valley Specific Plan (“EVSP”) would provide a forward-looking vision for the future of the EVSP Area in central Escondido. The EVSP would identify goals, policies, design standards, and implementation strategies for categories such as land use, mobility, and parks and open space opportunities. The EVSP is intended to provide guidance for private development and public investment in the EVSP Area, consistent with the adopted Escondido General Plan. The EVSP Area would be redesigned and rezoned from existing commercial and office uses to mixed-use and high-density residential uses to encourage new housing opportunities, improve economic vibrancy, and allow for flexibility in use and implementation as the EVSP Area changes over time. The Project proposes a buildout of approximately 6,164 residential dwelling units, approximately 1,683,587 square feet of commercial space (office and retail), up to 25 acres of parkland and open space, and approximately 123,084 square feet of community services. The proposal also includes the certification of a Program Environmental Impact Report (“PEIR”) prepared for the Project.

**PROPERTY SIZE AND LOCATION:** The EVSP area is comprised of approximately 191 acres centered around East Valley Parkway, generally bounded by the alley south of East Grand Avenue to the south, South Hickory and South Fig streets to the west, the Escondido Creek Flood Control Channel to the north, and Harding Street to the east.

**ENVIRONMENTAL STATUS:** A draft PEIR was prepared for the Project and made available for a 45-day public review period from March 30, 2023, through May 15, 2023. The draft PEIR identified potential impacts to air quality, biological resources, cultural and Tribal Cultural Resources, and noise. The environmental analysis concluded that mitigation for impacts to air quality, biological resources, and cultural and tribal cultural resources would reduce them to a less than significant level. Impacts to noise would remain significant and unavoidable.

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.

**PUBLIC COMMENT:** To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City’s website at: <https://www.escondido.org/americans-with-disabilities-act>.

The staff report will be available on the City’s website at <https://escondido-ca.municodemeetings.com/> after Thursday, June 22, 2023. **For additional information, please contact Adam Finestone, City Planner, at 760-839-6203, or via email at [afinestone@escondido.org](mailto:afinestone@escondido.org), and refer to Case No. PHG20-0028.**

*Adam Finestone*

Adam Finestone, AICP  
City Planner

DATED: June 12, 2023