



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, January 24, 2023, to consider the item listed below:

SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP AND GRADING EXEMPTION – PL22-0145, PL22-0146:

REQUEST: The project includes an Amendment to the Northeast Gateway Specific Plan (SPA #5) to modify the alignment of an internal street, setback requirements along that street, and architectural criteria; a Development Agreement for the transfer and purchase of development rights for 20 units from the City of Escondido into the project; and a Tentative Subdivision Map for 64 single-family residential lots along with a Grading Exemption for cut slopes in excess of 20 feet in height located towards the northeastern area of the site. The proposal also includes adoption of the environmental determination for the Project.

PROPERTY SIZE AND LOCATION: The 36.42-acre project site is located east of East Valley Parkway, south of Lake Wohlford Road, and north of Bevin Drive. The project site Assessor's Parcel Numbers (APNs) are 240-011-01-00, -240-011-12-00, 240-011-13-00, 240-020-23-00, 240-020-32-00, 240-020-33-00, 240-020-34-00, and a portion of 240-020-21-00.

ENVIRONMENTAL STATUS: A Final Environmental Impact Report ("FEIR") was certified in 2002 for the Northeast Gateway Specific Plan and Eureka Ranch Project (City File No. ER2001-25 and State Clearinghouse No. 200203115). An Addendum to the FEIR has been prepared in accordance with California Environmental Quality Act ("CEQA") section 15164. The Addendum is available for review at <https://www.escondido.org/northeast-gateway-project>.

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.

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 any person with a handicapped status. All interested persons are invited to attend the meeting.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library 239 S. Kalmia St., Escondido, CA 92025, and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, January 19, 2023. **For additional information, please contact Jay Paul (760) 839-4537, and refer to Case No. PL22-0145.**

Adam Finestone, AICP
 City Planner

DATED: January 9, 2023

