



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 7:00 p.m. Tuesday evening, July 10, 2018, to consider the item listed below:

MASTER AND PRECISE PLAN MODIFICATION – PHG 17-0005:

REQUEST: A modification to a Master and Precise Development Plan for ARCO AM/PM to install nine vacuum stalls with a canopy/shade structure and a masonry retaining/screen wall along the northern portion of the project site. The vacuum equipment would be located within a separate 186 SF equipment building designed to match the architecture of the convenience store and car wash. The project also includes a 310 SF expansion to the storage building located behind the existing convenience store; installation of an approximately 499 gallon propane tank; relocation of the trash enclosure and air/water station, installation of four new parking spaces, and landscape improvements. The eucalyptus trees located towards the northeastern corner of the site would be removed and replaced with new specimen-sized trees. Grading to support the new stalls and retaining/screen wall would require a variety of construction equipment to remove the existing granite rocks, which may necessitate drilling, blasting or other alternative rock breaking/removal methods. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 1.34-acre site is located at the northeastern corner of W. El Norte Parkway and Iris Lane, addressed as 450 W. El Norte Parkway.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301, Existing Facilities.

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. Anyone wishing to speak during the public hearing will be asked to limit his or her testimony to 2-5 minutes.

City Hall will be closed on Wednesday, July 4, 2018 for the Independence Day holiday. 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 <http://www.escondido.org/PC-agendas.aspx> after Thursday, July 5, 2018. **For additional information, please contact Jay Paul, (760) 839-4537, and refer to Case No. PHG 17-0005.**

Mike Strong
 Assistant Planning Director

DATED: June 25, 2018

