



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

**NOTICE OF PUBLIC HEARING**

The Escondido City Council will hold a public hearing, in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, CA at 5 p.m. on **Wednesday, February 15, 2023**, to consider the item below:

**SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP AND GRADING EXEMPTION – PL22-0145, PL22-0146, PL22-0147 and PL23-0032:**

**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 Beven 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 2004 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/active-projects.aspx>.

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.

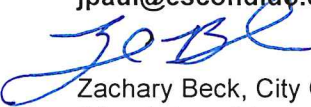
**PLANNING COMMISSION ACTION:** On January 24, 2023, the Planning Commission voted 4 – 0 to recommend approval of the project.

**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 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, Escondido, CA 92025; and on the City's website at <https://escondido-ca.municodemeetings.com/> after Thursday, February 9, 2023.

For additional information, please contact Jay Paul, Senior Planner, at (760) 839-4537, or via email at [jpaul@escondido.org](mailto:jpaul@escondido.org), and refer to Case No. PL22-0145.

  
 Zachary Beck, City Clerk  
 City of Escondido  
 February 2, 2023

