



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, California at **5:00 p.m.** on **Wednesday, April 8, 2026** to consider the item listed below:

CONDITIONAL USE PERMIT (CUP) MODIFICATION TERMINATING TRAFFIC SIGNAL INSTALLATION STIPULATION SPECIFIED IN EXHIBIT "E" OF CITY COUNCIL RESOLUTION NO. 2024-183R – CASE NO. PL26-0088

REQUEST: The request is for the modification to a previously approved Conditional Use Permit (PHG19-0049) to terminate a condition of approval requiring the developer of the Project further described below to pay \$560,000 of the construction cost of a new traffic signal at the intersection of Rock Springs Road and Lincoln Avenue as specified in Exhibit "E" of Resolution No. 2024-183R adopted by the City Council on December 4, 2024. The previously approved Conditional Use Permit (PHG19-0049) entitled the Project site for development of a gasoline service station and convenience store with concurrent sale of alcoholic beverages (beer and wine). The Project also included previous adoption of environmental documentation prepared for the Project.

PROPERTY SIZE AND LOCATION: The 1.14-acre site is composed of two parcels located at the northwest corner of West Mission Avenue and Rock Springs Road. The site is addressed as 900 West Mission Avenue, Escondido, CA 92025 (Assessor's Parcel Numbers: 228-220-43-00; 228-220-13-00).

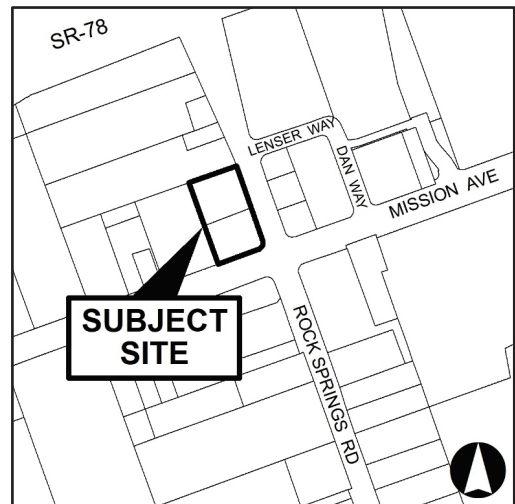
ENVIRONMENTAL STATUS: In accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an EIR or Negative Declaration), an addendum to the adopted Mitigated Negative Declaration was previously prepared. None of conditions identified in Section 15162 (Subsequent EIRS and Negative Declarations) have occurred requiring preparation of a Subsequent Negative Declaration.

PLANNING COMMISSION ACTION: Because the request is directly related to previous action taken by the City Council, this item will be heard directly by the City Council with no prior Planning Commission review and recommendation.

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://escondido.gov/820/Americans-with-Disabilities-Act>



The staff report will be available on the City's website at <https://escondido-ca.municodemeetings.com/> on or around Thursday, April 2, 2026. **For additional information, please contact Kevin Snyder, AICP, Development Services Director, at 760-839-4801, or via email at kevin.snyder@escondido.gov, and refer to Case No. PL26-008.**

DocuSigned by:
Zack Beck
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Zack Beck, City Clerk
City of Escondido
DATED: March 26, 2026