

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Alexan Escondido Project (PL23-0273, PL23-0274, PL23-0275 and PL23-00276)

Lead Agency: City of Escondido Contact Person: Jay Paul
 Mailing Address: 201 N. Broadway Phone: 760-839-4537
 City: Escondido Zip: 92025 County: San Diego

Project Location: County: San Diego City/Nearest Community: Escondido

Cross Streets: Felicita Road and Brotherton Road Zip Code: 92025

Longitude/Latitude (degrees, minutes and seconds): 77° 23' 21" N / 12° 36' 13" W Total Acres: 14.5

Assessor's Parcel No.: 236-333-41-00 and 236-333-53-00 Section: 34 Twp.: 12 S Range: 2W Base: Escondido

Within 2 Miles: State Hwy #: Interstate 15 Waterways: Escondido Creek, Kit Carson Creek

Airports: N/A Railways: N/A Schools: Miller Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Density Bonus

Development Type:

Residential: Units 270 Acres 14.5 Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: cultural, wildfire, tribal, energy

Present Land Use/Zoning/General Plan Designation:

Planned Office General Plan (PO) / Residential Estate Zoning (RE-20) / Religious Facility/School current land use

Project Description: *(please use a separate page if necessary)*

270-unit multi-family residential density bonus project with requested incentives/concessions. Entitlements include a General Plan Amendment, Zone Change, Major Plot Plan-Development Plan, Modification to a Conditional Use Permit for the existing church/school facility, Grading Exemptions for slope/wall heights, and an Adjustment Plat (Lot Line Adjustment).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 28, 2023 Ending Date October 30, 2023

Lead Agency (Complete if applicable):

Consulting Firm: Helix Environmental Planning, Inc. Applicant: Trammell Crow Residential (Esc. Apartment Owner LLC)
Address: 7578 El Cajon Blvd. Address: 5790 Fleet Street
City/State/Zip: La Mesa, CA 91942 City/State/Zip: Carlsbad, CA 92008
Contact: Joanne Dramko Phone: 858-774-7292
Phone: 619-462-1515

Signature of Lead Agency Representative: _____

Date: September 21, 2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.