



NOTICE OF PREPARATION (NOP) AND NOTICE OF SCOPING MEETING

Alexan Escondido Project

**City Project Numbers: PL23-0273, PL23-0274,
PL23-0275 and PL23-0276**

Date: September 21, 2023

To: State Agencies, Responsible
Agencies, Local and Public Agencies,
Trustee Agencies, Interested Parties

From: Jay Paul, Senior Planner
City of Escondido Planning Division 201 N. Broadway
Escondido, CA 92025

**Subject: Notice of Preparation and Public Scoping Meeting for the Alexan Escondido Project
City Project Numbers: PL23-0273, PL23-0274, PL23-0275 and PL23-0276**

In accordance with the California Environmental Quality Act (“CEQA”), the City of Escondido, serving as Lead Agency, intends to prepare an Environmental Impact Report (“EIR”) for the development of the Alexan Escondido Project (“Project”), which consists of a proposed 270-unit multi-family/density bonus residential project. Requested entitlements include a General Plan Amendment, Zone Change, Major Plot Plan (Development Plan), Grading Exemptions, Modification to a Conditional Use Permit and an Adjustment Plat. In accordance with Section 15082 of the CEQA Guidelines, the City of Escondido has prepared this Notice of Preparation (“NOP”) to provide responsible and trustee agencies, and interested parties with sufficient information describing the proposed Project and its potential environmental effects. The proposed Project description, location, and the intended scope of the EIR are contained in the attached or linked materials.

Project Title: Alexan Escondido Project

Project Applicant: Escondido Apartments Owner LLC (Trammell Crow Residential)

Project Location: On the southeast corner of Brotherton Road and Felicita Road within the City of Escondido (“City”), County of San Diego, addressed at 855 Brotherton Road (Assessor’s Parcel Numbers [“APN”] 236-333-41-00 and 236-333-53-00).

As specified by CEQA Guidelines, the NOP will be circulated for a 30-day review period beginning on **September 28, 2023 to October 30, 2023**. The City is interested in input and/or comments from public agencies and interested parties as to the scope and content of the environmental information that will be studied in connection with the proposed Project. Public agencies may need to use the EIR prepared by the City when considering applicable permits or other approvals for the proposed Project. The general public is also encouraged to provide input on the environmental issues to be evaluated.

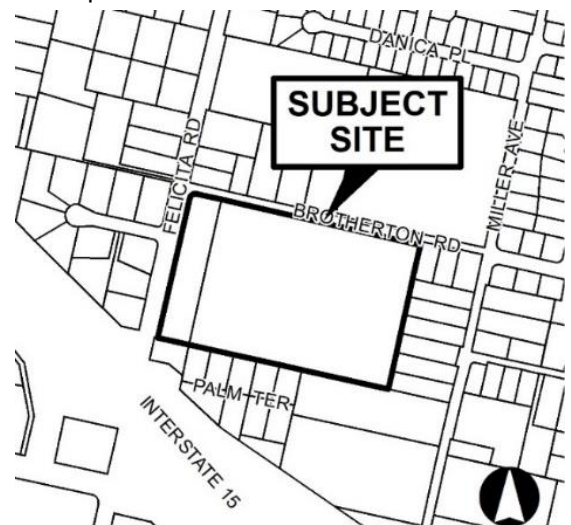
Please send your responses **no later than 5:00 P.M. PST on October 30, 2023** to the Escondido Planning Division, **Jay Paul, Senior Planner**, at the City of Escondido, Planning Division, 201 N. Broadway, Escondido, California, 92025 or by email at jpaul@escondido.org. As part of the NOP process, the City is holding a Virtual Public Scoping Meeting on Wednesday, October 11, from 4:00 P.M. to 5:30 P.M., to receive comments. If you would like to participate in the virtual scoping meeting, please visit the following video conference link anytime between 4:00 P.M. and 5:30 P.M.:

<https://teams.microsoft.com/l/meetup-join>

Meeting ID: 234 051 548 372 Passcode: wdELL3

Signature: *J Paul*

Jay Paul, Senior Planner, City of Escondido Planning Division



An electronic version of this notice, Project related documents and Initial Study can be found on the City’s website: <https://www.escondido.org/alexan-escondido-project>

NOTICE OF PREPARATION (NOP) AND NOTICE OF SCOPING MEETING
NOP Comment Period: September 28, 2023 to October 30, 2023
Alexan Escondido Project

(City Case Nos: PL23-0273, PL23-0274, PL23-0275 and PL23-0276)

The City of Escondido (“City”) will be the Lead Agency for the preparation of an Environmental Impact Report (“EIR”), as defined in Section 15161 of the CEQA Guidelines, for the proposed Alexan Escondido Project (“Project”). The Project site is located at 855 Brotherton Road. On the southeast corner of Brotherton Road and Felicita Road within the City of Escondido (“City”), County of San Diego, addressed at 855 Brotherton Road (Assessor’s Parcel Numbers [“APN”] 236-333-41-00 and 236-333-53-00). The Project is located approximately 120 feet from the eastern edge of Interstate 15. See Figure 1, *Regional Location*, and Figure 2, *Aerial Photograph*.

The Project consists of the proposed development of up to 270 multi-family residential housing units. Twelve residential buildings and one leasing office/amenity building would be constructed within an approximately 8-acre area. As part of the Project, the 24,395-square foot (SF) existing church building and 2,062-SF asphalt parking lot would be demolished.

The EIR will consider potential environmental effects of the Project, will analyze the potential effects to the detail necessary to make appropriate determinations on significance, and will propose feasible mitigation measures to avoid or reduce potentially significant environmental effects to less than significant level. In addition, the EIR may consider those environmental issues which are raised by responsible agencies, trustee agencies, and members of the public or related agencies during the NOP process. An electronic version of this notice, Project related documents, and Initial Study Form Sheet can be found on the City’s website: <https://www.escondido.org/alexan-escondido-project>

The City requests to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency’s statutory responsibilities or of interest to you in connection with the proposed Project. This includes the following for responsible and trustee agencies:

1. Whether your agency will be a responsible or trustee agency.
2. List of permits or approvals required by your agency for the proposed Project.
3. If your agency would like to meet with the City regarding the proposed Project.
4. Significant environmental issues and reasonable alternatives and/or mitigation measure(s).

Due to the time limits mandated by state law, responses from responsible and trustee agencies, other public agencies, organizations, and individuals must be sent and received by the City no later than 30 days following the publication of this Notice of Preparation (5 pm PDT on October 30, 2023). Project-related comments may be sent to:

Jay Paul, Senior Planner
City of Escondido Planning Division
201 N. Broadway Escondido, CA 92025
jpaul@escondido.org

Description of Project - Project Overview

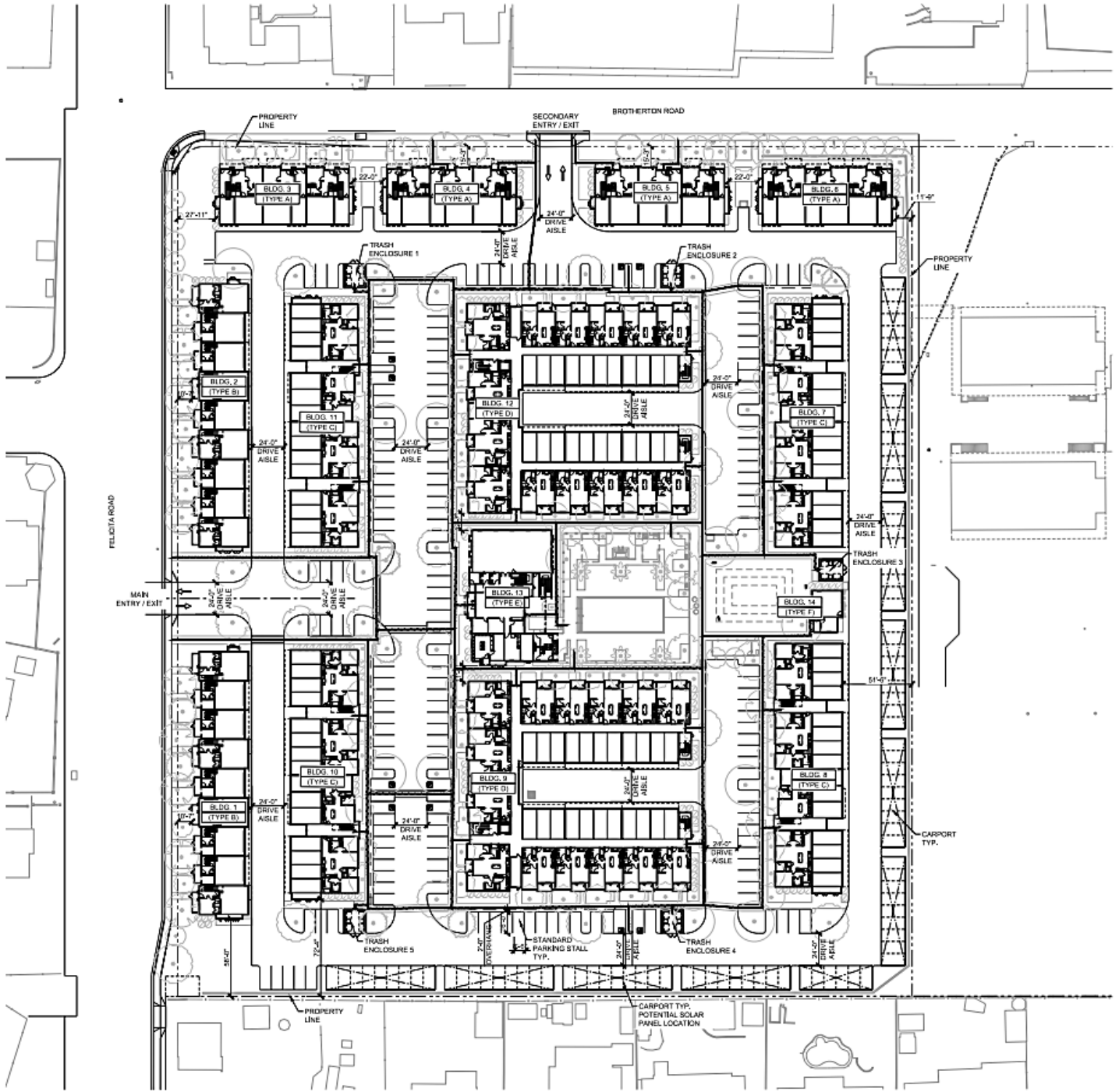
The Project involves the proposed development of 270 multi-family residential units on a 14.5-acre site currently developed with a religious and school facility (Bethel Baptist Church). Project components include a General Plan Amendment from Planned Office to Urban 5 (multi-family residential, up to 30 dwelling units per acre); Zone Change; Plot Plan; Grading Exemptions for fill slopes/retaining walls up to approximately 12 feet in height; Density Bonus for affordable units and increase in units above the proposed base density (proposed density of 34 dwelling units per acre), as well as development incentive/concessions provided through the Density Bonus; modification to the previously approved Conditional Use Permit for the existing religious/school facility; and an Adjustment Plat (lot-line adjustment). The existing religious facility/sanctuary building would be demolished and the two-story classroom buildings retained. The Project includes twelve residential buildings and one leasing office/amenity building. The residential buildings would be three-story townhomes and four-story flats at-grade with tuck-under garages for residential parking. The leasing office and amenity building would be two stories.

The proposed unit mix would be 112 one-bedroom units, 128 two-bedroom units, and 30 three-bedroom units. The amenity office building would be two stories and total 8,984 SF. Total area for the residential units would be 473,272 SF. The Project would provide up to 455 residential parking spaces, including 184 open standard stalls, 95 carport stalls, and 176 garage stalls. The Project would include 135,053 SF of asphalt paving, 38,421 SF of hardscape (concrete), and 64,816 SF of softscape (landscaping). The total site covered area including the softscape, hardscape, and buildings, would be 335,546 SF (7.7 acres).

The Project includes connections to the existing utility lines located in Felicita Road and Brotherton Road. Grading includes a combination of cut and fill slopes and retaining walls. Proposed retaining walls include: 110 feet of an approximately 10-foot-high retaining wall along a portion of the northern property line and up to 11-foot-high towards the northeast corner of the Project site; 600 feet of an approximately 9.5-foot-high wall along the eastern property line; and 500 feet of retaining wall ranging in height from 2 feet to 12 feet in height along the southern property line.

Construction is anticipated to commence in Spring 2025 and be complete in Summer/Fall 2027. Construction activities would include site preparation (clearing/grubbing), demolition, installation of underground utilities, building construction, paving, and architectural coating (e.g., painting). It is anticipated that grading would involve 52,176 cubic yards (CY) of cut and 34,242 CY of fill for a net export of 17,934 CY of soil. Construction of the Project would include upgrades to existing utilities and the construction of a new sidewalk along Felicita Road. Improvements would include the connection to the water line in Felicita Road and the sewer line in Brotherton Road. The Project would include a biofiltration system for storm water runoff.

The Project site is currently zoned as estate residential (RE-20). The Project would require a General Plan Amendment to change the land-use designation from Planned Office to Urban V residential (R-5) to allow for multi-family residential development/density on the project site. The proposed density for the Project is 34 dwelling units per acre.



Project Setting

The 14.5-acre Project site is currently developed with an existing religious facility/school and associated surface parking lot, as well as a grass field towards the western side of the property. The surrounding area consists of single-family residences to the west; single-family residences, a residential-care facility, and Miller Elementary School to the north; single-family residential residences to the east; and single-family residences and limited agriculture uses to the south. The eastern edge of Interstate 15 (I-15), which is elevated along this segment of the freeway, is located approximately 120 feet from the southwest corner of the site.

There are approximately 35 trees located on the Project site. The topography is generally flat with an elevated section in the center of the site. Elevations on the site range from 635 feet to 655 feet above mean sea level. A small/narrow drainage feature located within the western section of the site bisects a portion of the site from north to south. Upper Escondido Creek is located approximately two miles to the north, and the San Dieguito River is approximately three miles to the south of the Project area. The Pacific coastline is approximately 13 miles to the west of the Project area. Geologically, the Project area is underlain by granitic bedrock of the middle Cretaceous age Woodson Mountain Granodiorite Formation. One soil series, the Placentia series, is mapped for the Project site. This series, which consists of moderately well-drained sandy loams that have a sandy clay subsoil, forms in granitic alluvium.

Access and Circulation

Access to the Project site would be provided by a new driveway from Brotherton Road and a new driveway from Felicita Road. The existing driveway from Brotherton Road would be removed and replaced. Regional access to the Project would be provided by I-15. Individuals travelling northbound on the I-15 would take exit 29 to Miller Avenue and then turn onto Brotherton Road to access the proposed driveway on Brotherton Avenue. Individuals traveling southbound on the I-15 would take exit 29 to Felicita Road to access the proposed driveway on Felicita Road.

Project Site History

The Project site has undergone a number of alterations/developments. Historic aerial photographs show the Project area covered in a grove and a small structure from 1947 until 1967. By 1980, the area appears to have been graded, and the existing church and surrounding parking lot located in the northeast quarter of the Project area. The surrounding area begins as plowed farmland with the development of residential and infrastructure beginning in the 1960s.

Project Entitlements / Approvals:

The proposed Project is anticipated to require the following entitlements and agency approvals, which would be processed concurrently unless noted. This list may be amended as part of Project review:

1. General Plan Amendment
2. Zone Change
3. Major Plot Plan
4. Conditional Use Permit Modification
5. Grading Plan and Grading Exemptions
6. Adjustment Plat (Boundary Adjustment)
7. Certification of Final Environmental Impact Report

Environmental Impact Report: An EIR has been identified as the environmental document to be prepared for the Project in accordance with Section 15063 of the CEQA Guidelines. The City determined that an EIR will be prepared to address potential direct and cumulative impacts associated with aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems, and wildfire.

Project Website: Please see the City's Project website for more information about the Project and Initial Study: <https://www.escondido.org/alexan-escondido-project>

NOP Public Scoping Meeting: A public Scoping Meeting will be held on Wednesday, October 11, 2023, to receive comments. This will be a drop-in meeting and participants may join at any time within the 1.5-hour timeframe. If you would like to participate in the virtual scoping meeting, please visit the following video conference link anytime between 4:00 P.M. and 5:30 P.M. All written comments received at this meeting will be considered in the preparation of the EIR and become part of the record.

Video Link: <https://teams.microsoft.com//meetup-join>

Meeting ID: 234 051 548 372 Passcode: wdELL3

The City is an equal opportunity public entity and does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of service. In compliance with the Americans with Disabilities Act (ADA; Section 504 rehabilitation act of 1973), if you need special assistance to participate in this meeting, please contact the ADA coordinator, (760) 839-4643 at (760) 633-2710 at least 48 hours before the meeting if disability accommodations are needed.

Attachments: Figure 1, Regional Location; Figure 2, Aerial Photographs

Figure 1

Alexan Residential Multi-Family Project

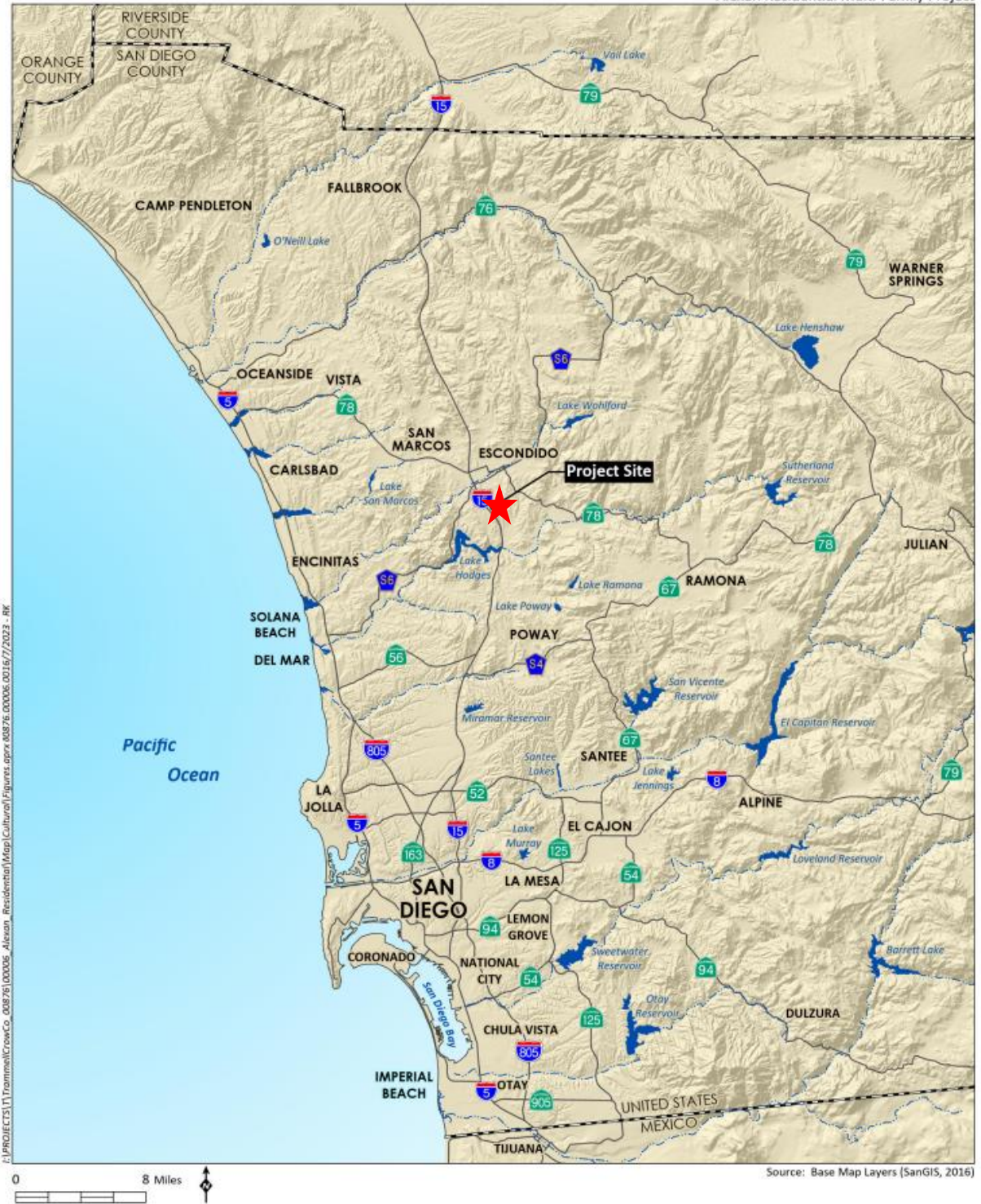


Figure 2

Alexan Residential Multi-Family Project



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0 150 Feet

Source: Aerial (SanGIS 2019)

HELIX
Environmental Planning

Aerial Photograph

Figure 2

