

# Appendix A

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Notice of Preparation and NOP  
Comments



**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](mailto: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](mailto:jpaul@escondido.org)

## **Description of Project - Project Overview**

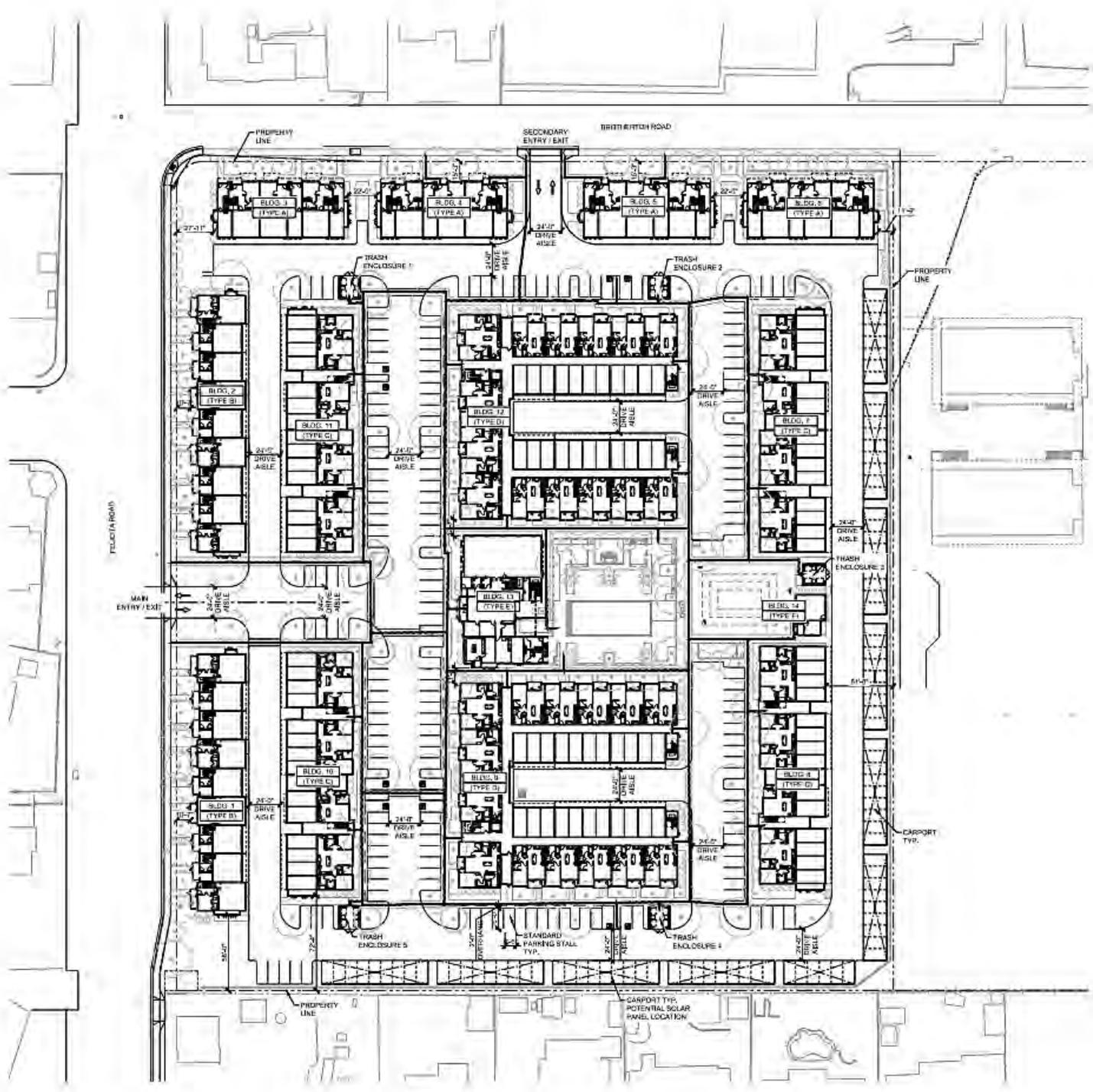
The Project involves the proposed development of 270 multi-family residential units on a 14.5-acre site currently developed with a religious and school facility (Bethel Baptist Church). Project components include a General Plan Amendment from Planned Office to Urban 5 (multi-family residential, up to 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.



TCR  
 TRAMMELL CROW RESIDENTIAL  
 3700 FLEET STREET, SUITE 140  
 CARLSBAD, CA 92008  
 761.442.5266

W 22043  
**ALEXAN ESCONDIDO**  
 ESCONDIDO, CA

## **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

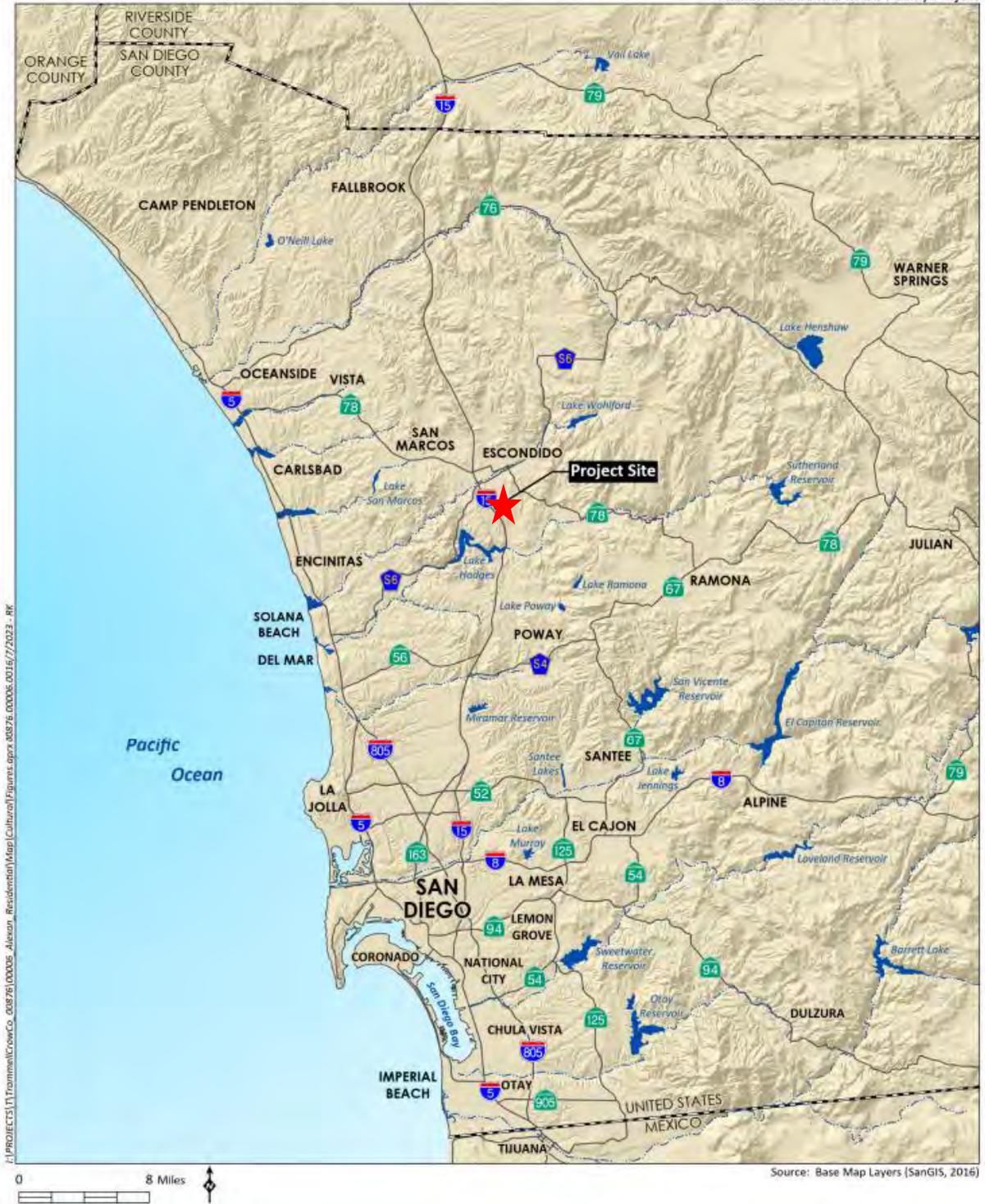


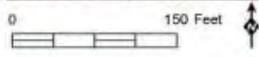


Figure 2

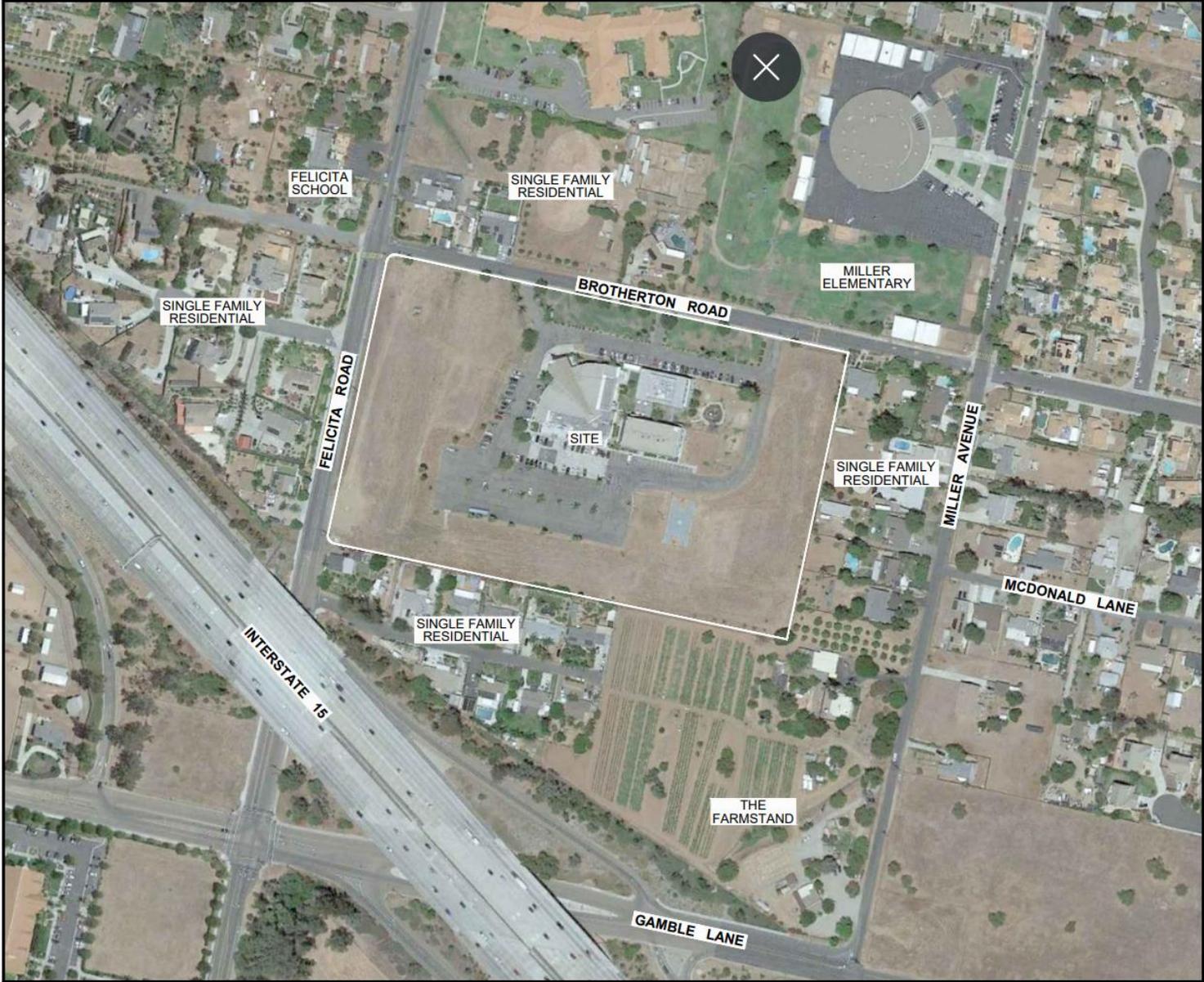
Alexan Residential Multi-Family Project



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Source: Aerial (SanGIS 2019)



## NATIVE AMERICAN HERITAGE COMMISSION

September 27, 2023

Governor's Office of Planning &amp; Research

Jay Paul  
 City of Escondido  
 201 N. Broadway  
 Escondido, CA 92025

September 29 2023

## STATE CLEARINGHOUSE

Re: 2023090610, Alexan Escondido Project, San Diego County

Dear Mr. Paul:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015. If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). Both SB 18 and AB 52 have tribal consultation requirements. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

CHAIRPERSON  
 Reginald Pagaling  
 Chumash

VICE-CHAIRPERSON  
 Buffy McQuillen  
 Yokayo Pomo, Yuki,  
 Nomlaki

SECRETARY  
 Sara Dutschke  
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PARLIAMENTARIAN  
 Wayne Nelson  
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COMMISSIONER  
 Isaac Bojorquez  
 Ohlone-Costanoan

COMMISSIONER  
 Stanley Rodriguez  
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COMMISSIONER  
 Laurena Bolden  
 Serrano

COMMISSIONER  
 Reid Milanovich  
 Cahuilla

COMMISSIONER  
 Vacant

EXECUTIVE SECRETARY  
 Raymond C.  
 Hitchcock  
 Miwok, Nisenan

NAHC HEADQUARTERS  
 1550 Harbor Boulevard  
 Suite 100  
 West Sacramento,  
 California 95691  
 (916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

**1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:**

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

**2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

**3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

**4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

**5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

**6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
    - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i.** Protecting the cultural character and integrity of the resource.
    - ii.** Protecting the traditional use of the resource.
    - iii.** Protecting the confidentiality of the resource.
  - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

- 1. Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe. (Gov. Code §65352.3 (a)(2)).
- 2. No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
- 3. Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
- 4. Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a.** The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b.** Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

#### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

- 1.** Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([https://ohp.parks.ca.gov/?page\\_id=30331](https://ohp.parks.ca.gov/?page_id=30331)) for an archaeological records search. The records search will determine:
  - a.** If part or all of the APE has been previously surveyed for cultural resources.
  - b.** If any known cultural resources have already been recorded on or adjacent to the APE.
  - c.** If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d.** If a survey is required to determine whether previously unrecorded cultural resources are present.
- 2.** If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a.** The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
  
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: [Pricilla.Torres-Fuentes@nahc.ca.gov](mailto:Pricilla.Torres-Fuentes@nahc.ca.gov).

Sincerely,

*Pricilla Torres-Fuentes*

Pricilla Torres-Fuentes  
Cultural Resources Analyst

cc: State Clearinghouse

## California Department of Transportation

DISTRICT 11  
4050 TAYLOR STREET, MS-240  
SAN DIEGO, CA 92110  
(619) 709-5152 | FAX (619) 688-4299 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



October 30, 2023

11-SD-15  
PM R28.883  
Alexan Escondido Project  
NOP/SCH#2023090610

Mr. Jay Paul  
Senior Planner  
City of Escondido  
201 N. Broadway  
Escondido, CA 92025

Dear Mr. Paul:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Notice of Preparation (NOP) for the Alexan Escondido Project located near Interstate 15 (I-15). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the City of Escondido in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

### Traffic Impact Study

- A Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) should be provided for this project. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.<sup>1</sup>
- The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.

### Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of Escondido is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

### Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with

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<sup>1</sup> California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." [https://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf)

local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

The City should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction.

#### Noise

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of I-15.

#### Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the EIR that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to fencing, lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's draft Environmental Document.

## Broadband

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of greenhouse gas (GHG) emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

## Right-of-Way

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing [D11.Permits@dot.ca.gov](mailto:D11.Permits@dot.ca.gov) or by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Kimberly Dodson, LDR Coordinator, at (619) 985-1587 or by e-mail sent to [Kimberly.Dodson@dot.ca.gov](mailto:Kimberly.Dodson@dot.ca.gov).

Sincerely,



HANWEN YI, P.E.  
Acting Branch Chief  
Local Development Review

**From:** [Gio Goggia](#)  
**Sent:** Tuesday, September 26, 2023 2:43 PM  
**To:** [Jay Paul](#)  
**Cc:** [Shawnele Morelos](#)  
**Subject:** Alexan Escondido Project

---

You don't often get email from ggoggia@rinconwater.org. [Learn why this is important](#)

Jay,

I received the notice of preparation and scoping meeting for the Alexan Escondido Project (PL23-0273, PL23-0274, PL23-0275 and PL23-0276). Both subject parcels (APN 236-333-41 and-53) are within Rincon del Diablo's Improvement District 1, so Rincon will be providing potable domestic water service and fire flow for this development. We will not have any comments for the EIR, but will want to review their tentative parcel map once that is submitted.

**Gio Goggia**  
Engineering Technician  
[Rincon del Diablo Municipal Water District](#)  
1920 N. Iris Lane, Escondido, CA 92026  
Phone - 760.745.5522 x507  
Fax - 760.745.4235  
[ggoggia@rinconwater.org](mailto:ggoggia@rinconwater.org)



810 Mission Avenue  
Oceanside, CA 92054  
(760) 966-6500  
(760) 967-2001 (fax)  
GoNCTD.com

November 9, 2023

Mr. Jay Paul  
Senior Planner  
City of Escondido  
201 North Broadway  
Escondido, CA 92025  
Sent Via Electronic Mail: [jpaul@escondido.org](mailto:jpaul@escondido.org)

Re: Escondido - Alexan Escondido Project

Dear Mr. Paul:

The North County Transit District (NCTD) appreciates the opportunity to review the notice regarding the Alexan Escondido Project ("the Project"). Based on the Notice of Preparation published on September 28, 2023, the Project is located at 855 Brotherton Road.

Upon review of the notice, NCTD has determined that, while there is no existing transit or BREEZE bus service at this location, NCTD requests that the Project incorporate future-proofing infrastructure since the Project involves 270 units, NCTD may eventually consider transit service in the area.

NCTD requests that the City of Escondido (City) include critical transit infrastructure designs in its final plans. NCTD is open to discussing with the City certain Americans with Disabilities Act (ADA) accessibility improvements and NCTD standards found within the Bus Stop Development Handbook (2018).

Critical transit improvements include but are not limited to, infrastructure, such as a clear concrete level sidewalk area that is eight (8)-feet deep by five (5)-feet wide, meets standards set forth by the ADA, and is connected to the sidewalk, curb, and street. This clear area cannot have any street furniture or impediments in the 8' by 5' space.

Installation of bus stop pullouts, shelters, benches, and trash receptacles is desirable. Please consider installing pedestrian-level lighting along the walkway path and next to the bus stop. Solar lights are a good option for increasing lighting at the bus stops and for overall safety and visibility. If street parking is permitted, please include one hundred (100) feet of red curb along the bus stop, and for emergency vehicles. Please do not block bus access to the sidewalk within one hundred (100) feet of physical barriers if bike lanes are proposed.

**City of Escondido:**

NCTD is aware that supporting transit elements is essential for the City to meet its goals and objectives described in the City's Climate Action Plan (CAP). The following are excerpts from the City's own CAP citing transit and new developments:

- “The CAP prioritizes investment, enforceable goals, and specific actions related to energy efficiency, clean energy, restoration, urban greening, community gardens, shade trees, transit, etc. to promote neighborhood improvement, social equity, and environmental justice” (pg. 3-2).
- “To reduce VMT, this strategy aims to increase the use of alternative transportation modes (e.g., transit, bicycling); reduce vehicle trips associated with new developments through transportation demand management (“TDM”) programs and transit-oriented and/or supportive policies and programs; and increase connectivity between major commercial, retail, and residential areas in the City” (pg. 3-9).
- “Measure T-3.6... Increase Transit Commuters Among New Downtown Residents. Applicability: New residential developments within the Downtown Specific Plan area” (pg. 4-3).

Thank you again for allowing NCTD to review and comment on this Project. Should you have any questions, feel free to contact us at [planning@nctd.org](mailto:planning@nctd.org).

Sincerely,



Katie Persons  
Director of Service Planning

cc: Chris Orlando, Chief Planning and Communications Officer and Interim Chief  
Operations Officer - Bus, NCTD  
Derrick Wojcik-Damers, Director of Bus Operations, NCTD  
Ruth Hinman, Real Estate Administrator, NCTD  
Mary Balderrama, Transit Planner, NCTD  
Ioni Tcholakova, Transit Planner, NCTD



# San Diego County Archaeological Society, Inc.

Environmental Review Committee

23 October 2023

To: Mr. Jay Paul, Senior Planner  
Planning Division  
City of Escondido  
201 North Broadway  
Escondido, California 92025

Subject: Notice of Preparation of a Draft Environmental Impact Report  
Alexan Escondido Project  
PL23-0273, PL23-0274, PL23-0275, PL23-0276

Dear Mr. Paul:

Thank you for the Notice of Preparation for the subject project, which was received by this Society last month.

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR and look forward to reviewing it during the upcoming public comment period. To that end, please include us in notification of the public review of the DEIR and ensure availability of a copy of the cultural resources technical report that has been edited for public distribution.

SDCAS appreciates being included in the environmental review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File

## Jay Paul

---

**From:** kevinmmartinez@cox.net  
**Sent:** Wednesday, October 25, 2023 12:41 PM  
**To:** Jay Paul  
**Cc:** thor.kellylee@gmail.com; Deckcoatingryan@gmail.com  
**Subject:** Opposed to New 270-Unit Escondido Apartment Development  
**Attachments:** Alexan Escondido Project.docx; Apartment.PNG

 You don't often get email from kevinmmartinez@cox.net. [Learn why this is important](#)

Dear Mr. Paul,

As a resident of Escondido since July 1994, my family and I am writing to express our displeasure of being informed of this proposed project referenced above. This project appears that it's going to be a monstrosity in its entirety and stick out like a sore thumb. It also doesn't appear that the immediate surrounding infrastructure and streets will accommodate the excessive vehicle traffic that would come with a project like this. I can go on about all the other negative aspects a development like this would bring to the surrounding area, but I think I have made my point.

I understand the need for a community to grow and development, but it needs to be done in a responsible manner and not with a monstrosity project as the one proposed. A residential development with one to two-story single-family homes, and or attached homes with CC&R's would be a nice improvement for this area and to Escondido.

I would ask that this current plan be rejected in its entirety and would ask that a sensible project be designed and resubmitted for public and city review and approval.

Thank you for your consideration.

Regards,

Kevin Martinez  
1603 S Tulip Street  
Escondido, CA 92025



## Jay Paul

---

**From:** Kelly Jimenez <thor.kellylee@gmail.com>  
**Sent:** Tuesday, October 24, 2023 9:21 AM  
**To:** Jay Paul  
**Subject:** Opposition to the 'Alexan Escondido Project'

You don't often get email from thor.kellylee@gmail.com. [Learn why this is important](#)

Good Morning Mr. Paul!

Our names are Ryan & Kelly Jimenez (husband / wife), and we live at 2050 Miller Ave. We want to voice our **opposition** to the 'Alexan Escondido Project' located on the southeast corner of Brotherton Road and Felicita Road within the City of Escondido.

We purchased our single-family home (zoned residential estate) in 2017. What drew us to the neighborhood was the slower pace of life and the more rural atmosphere of the area. It is a family-friendly area, with walkable streets and where you get to know all your neighbors by name.

As homeowners in this area, we **oppose** this proposed apartment complex. This is the wrong project for the area given the area's special features. There is no pride of ownership that comes with an apartment complex, which leads to a multitude of issues for the contiguous single-family residential neighborhood. It would be great if a lower density project (i.e. single family homes on a quarter of an acre) on the church's property would be considered – This would mitigate many of the concerns our neighborhood shares.

Please see below the list of our top concerns concerning this proposed project.

Thank you for taking your time to hear from concerned homeowners.

- Ryan and Kelly Jimenez

**1. Concerning the zoning change from RE:20 (residential estate) to R-5-20:**

1. The proposed zoning change is drastic – from single family to residential estate to multi-family apartment complex. A big swing in the wrong direction.
2. The increase in density is not supported by surrounding streets and infrastructure (see points 2-5 below).
3. The increase in density will diminish the neighborhood quality of the area.
4. The increase in density will decrease the property values, especially across Brotherton Road, but also through the neighborhood on Miller Ave and beyond.
5. The visual impact of the proposed 3- and 4-story apartment complex will overwhelm the ambiance of the adjacent single-family residential communities.
6. *Just imagine an apartment complex right across the street from your property. Why not build family homes on this parcel of property?*

**2. Concerning Felicita Road:**

1. Felicita Road is a high traffic road, and the proposed main entrance to the apartment complex is off Felicita Road. The addition of 500+ people will further congest Felicita Road, especially at peak travel times.
2. Felicita Road is narrow through this area and is not built for such congestion.
3. Felicita Road can back up with traffic all the way to Center City Parkway at times! We do not need more traffic in the area.
4. Felicita Road is a main thoroughfare for freeway onramps and consistently is backed up in the mornings and late afternoon/evenings.

5. With the fire station down the road on Felicita, it is a safety hazard for Felicita Road to be congested.
3. **Concerning Brotherton Road, Miller Ave, and the corner of Brotherton and Miller:**
  1. With the secondary entrance/exit to the apartment complex off Brotherton Rd, the intersection of Brotherton and Miller becomes even more dangerous.
  2. The corner of Brotherton and Miller is NOT a 4 way stop – There have been numerous close calls and accidents at this intersection.
  3. Brotherton is not a wide street, and any street parking permitted will just congest the area, making it harder for school drop-offs and pickups at Miller Elementary (on Miller Ave, at the corner of Brotherton and Miller), and harder to simply just drive down Brotherton to get home.
  4. Apartment complexes are notorious for providing insufficient parking for their tenants and the tenants' visitors. The proposed complex has only 1.3 parking spaces per unit, so street parking along Brotherton is inevitable and will overflow into the surrounding neighborhoods.
4. **Concerning Citracado Parkway and Miller Ave and the corner of Citracado and Miller:**
  1. Miller Ave is known to have speeders – cars flying down our residential streets faster than the posted speed limit – which leads to fender-benders, hit-and-runs of family pets, and increased danger when neighbors are out for a walk. Additional cars in the neighborhood will exacerbate these problems.
  2. Citracado is where the freeway on-ramps are located. At the corner of Citracado and Miller, there is a stop sign that already gets hit at least once a week!
  3. People will not fight to make a left-hand turn into traffic on Felicita Rd to then get to the freeway. Instead, they will make a series of right hand turns to get out of the proposed complex which would lead them through the neighborhood. With traffic, it will be easier to go right even though it's less direct.
  4. People don't respect the corner at Citracado and Miller and with the addition of more traffic, it becomes even less safe, as people from the complex utilize side streets to avoid the traffic on Felicita.
  5. Miller Ave is a narrow street, in part without sidewalks, and not built to support overflow traffic from Felicita Road.
5. **Concerning Miller School:**
  1. Miller Elementary School is located at the corner of Brotherton Road and Miller Ave, and the safety of children is of paramount importance.
  2. With the increase of 290+ cars using Brotherton and Miller, the number of accidents will also increase. The increased difficulty of drop-off and pick-up that the proposed complex will impact parents and current residents alike, causing frustration and further complicating traffic around the school.
  3. We already have parents blocking driveways and parking in no-parking zones to walk their kids to school and to facilitate drop-off and pick-up. More traffic makes this problem worse.
  4. The increased density will bring many more kids to attend Miller School, and as parents we are concerned that Miller School will experience overcrowded classrooms as a result. Overcrowded classrooms create more stress on teachers, place limits on the learning environment, and on the hands-on education students need.
6. **Miscellaneous Concerns:**
  1. The neighborhood around Bethel Baptist and Miller School is prone to flooding, especially where there are no sidewalks. Increased traffic during times of heavy rain makes street flooding worse.
  2. The proposed complex will damage the wildlife that currently resides in the neighboring areas.
  3. More street parking will bring increased criminal activity (i.e. car break-ins).
  4. Lower income areas are tied to higher crime rates.

## Jay Paul

---

**From:** Nick Testa <mr.testa760@gmail.com>  
**Sent:** Thursday, October 26, 2023 9:50 AM  
**To:** Jay Paul  
**Subject:** Alexan Escondido Project

You don't often get email from mr.testa760@gmail.com. [Learn why this is important](#)

Dear Mr. Paul,

I oppose the project on Felicita and Brotherton. We live in the immediate neighborhood and already see the effects of these projects (multiple cars in the street, traffic congestion, seeing a 3-4 stores tall building, not to mention the effect on the local schools both in population and traffic). I doubt you live on Brotherton and want this in your front yard. As well, I doubt you travel on Felicita or Citracado and can see the effects there. We don't need this here and the infrastructure for it doesn't exist to support it. This neighborhood is not zoned for it for a reason.

The apartments on Centre City at the other end of Brotherton are a prime example of the effect on density and parking. We walk throughout our larger neighborhood regularly (the best way to see these things), and see that cars have been immediately overflowing into the surrounding streets after occupancy of the homes/apartments. You should go talk to some of the immediate neighbors there. They are not happy.

Maybe this should be a usable open space (a park, a dog park, recreation area for people to get out of their homes and get together....).

Miller school access is already a nightmare for neighbors and parents at the morning drop off and at afternoon pick-up as well as evening special events and weekend soccer games. It is not uncommon for tempers to flare due to this traffic congestion. We have seen it first hand including random people parking in and across driveways and intersections. There is not enough street parking and these things have people and vehicles packed together. New construction will only exacerbate this problem by having more cars on the streets.

Constructing this 3 to 4 story building in open land in the middle of an existing residential area is also a poor idea. Centre City is quickly turning into blight with buildings, cars and no green visible. You want to do this in our neighborhood? We do walk through the area and do look out our windows and don't want to look into a large building and cars lined on the street at all hours. There are other options for building housing rather than crowding more people into a busy area.

Has anyone studied the effect of this new construction on our local schools' student population?

Something can be built legally if enough arms are twisted, but should it? You need to weigh in what is the right thing to do here and this project is not it. Help make Escondido a place where people want to live. What is your legacy going to be?

Nick Testa

## Jay Paul

---

**From:** Douglas L. Moody  
**Sent:** Monday, October 23, 2023 11:05 AM  
**To:** Jay Paul  
**Subject:** FW: Contact Executive Staff - Building: Alexan project

Jay,

I think this is the project we spoke about. Thank you for responding.

Thank you



Douglas L. Moody  
Building Official  
Building Division | City of Escondido  
Direct: 760-839-6369 | [www.escondido.org](http://www.escondido.org)

**From:** noreply@escondido.org <noreply@escondido.org>  
**Sent:** Saturday, October 21, 2023 11:40 AM  
**To:** Douglas L. Moody <dmoody@escondido.org>; Bernadette Bjork <bbjork@escondido.org>  
**Subject:** Contact Executive Staff - Building: Alexan project

Pam Keinath  
[pkeinath@palomar.edu](mailto:pkeinath@palomar.edu)

This project is way too dense for this area. I understand the need for more density but this project should be about 1/10 th the number of units. There is not enough road access to this area. Felicita is already so busy going to Center City Pkwy. Please do not allow such an immense development here. thank you.

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/118.0.0.0 Safari/537.36 Edg/118.0.2088.57  
REMOTE\_HOST: 72.220.247.234  
REMOTE\_ADDR: 72.220.247.234  
LOCAL\_ADDR: 10.255.2.56

## Jay Paul

---

**From:** Sharon Clark <sclark339@yahoo.com>  
**Sent:** Monday, October 23, 2023 5:55 PM  
**To:** Jay Paul  
**Subject:** Alexan Escondido Project on Felicita and Brotherton

[You don't often get email from sclark339@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello Mr. Paul,

Hope this email finds you well. I have lived in the area of Felicita and Brotherton for over 50 years. I am writing to let you know that I oppose the construction of the Alexan Escondido Project.

I appreciate your support as a longtime resident of Escondido.

Thank you

## Jay Paul

---

**From:** Chris <sarge85@cox.net>  
**Sent:** Monday, October 23, 2023 12:33 PM  
**To:** Jay Paul  
**Subject:** 270 unit multi family

[You don't often get email from sarge85@cox.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello, I oppose the project there are too many people in this area , this is a small part of town, and we have too many townhomes being built.

Around the surrounding areas.

I oppose, I oppose, I oppose please do not build anymore townhomes, and or complexes in this area Christine Theriault

Sent from my iPhone

## Jay Paul

---

**From:** Stephanie Lim <stephanie.michele.lim@gmail.com>  
**Sent:** Thursday, October 26, 2023 10:47 AM  
**To:** Jay Paul  
**Subject:** Alexan escondido project

[You don't often get email from stephanie.michele.lim@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good morning,

I wanted to voice my opposition to the Alexan escondido project. I reside at 525 W Citracado Pkwy. There is already a terribly increased traffic and noise problem due to all the high density housing that has been built on center city parkway. Freeway entrances, stop signs, and lights are much worse to get through and the roads are tight single lane roads. The entire surrounding areas is homes, and this would be much better used as single family homes. Preserve the peace and integrity of the neighborhood.

Thank you,  
Stephanie Lim

## Jay Paul

---

**From:** Marie Martinez <mefamilia2005@gmail.com>  
**Sent:** Sunday, October 15, 2023 10:49 PM  
**To:** Jay Paul  
**Subject:** Low income housing

[You don't often get email from mefamilia2005@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good Evening,

So for a family of six making \$29,000 a year will be able to afford your new apartment coming in our farm land area of Escondido? That's the low income families in this area. Will the church be staying? Will you have minimal parking for two cars per apartment? Escondido families always have two to three vehicles for work. Will there be a community pool, playground and recreational space for the children?

Marie

Sent from my iPhone

## Jay Paul

---

**From:** teresa mahler <teresamahler@gmail.com>  
**Sent:** Sunday, October 15, 2023 8:28 PM  
**To:** Jay Paul  
**Subject:** Development in Escondido

[You don't often get email from teresamahler@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello. I'm writing as a concerned resident who lives in Escondido. I was made aware that there are plans to build high rise, low income condos/ apartments on the property located at Felicita and Brotherton in Escondido. That area is already so congested with traffic. The street doesn't seem to be able to keep up with the cars that use it daily now, what changes will be done to improve it? It is heartbreaking to see what little pieces of open land around the city being built on and not just homes but high rises. Are the schools able to accommodate the influx of kids it will bring? The residents of this area would appreciate better use of the open land. We ask of you to please reconsider. Thank you for your time.

Regards,  
Teresa Mahler  
Sent from my iPhone

## Jay Paul

---

**From:** Jose Rubalcava <jose\_rblcv@icloud.com>  
**Sent:** Sunday, October 15, 2023 6:41 PM  
**To:** Jay Paul  
**Subject:** Inquiry on new building 270 apartments

[You don't often get email from jose\_rblcv@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good evening,

I read about there being 270 new apartments getting built on the property where Bethel Baptist church is on the corner of Felicita and Brotherton.

Can you show me where and how I can apply for low incoming housing on this complex?

**Jay Paul**

---

**From:** Ron Hanson <ronhanson12251945@gmail.com>  
**Sent:** Sunday, October 15, 2023 5:26 PM  
**To:** Jay Paul  
**Subject:** Apartments at Bethel Baptist Church

[You don't often get email from ronhanson12251945@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am completely opposed to the low income apartments at Bethel Baptist Church. Or any apartments OK?

Regards,  
Ron Hanson

## Jay Paul

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**From:** Annette Guerrero <guerrero.annette@gmail.com>  
**Sent:** Sunday, October 15, 2023 2:17 PM  
**To:** Jay Paul  
**Cc:** Michael Morasco  
**Subject:** I oppose Alexan Project

Some people who received this message don't often get email from guerrero.annette@gmail.com. [Learn why this is important](#)

Subject: Concerns about proposed development of low-income apartments

Dear Jay Paul,

I am writing to express my concerns about the proposed development of 270 apartments in our neighborhood. While I understand the need for affordable housing, I believe that this development would have a negative impact on our community.

Firstly, the development may lead to more crime and accidents in the neighborhood. With so many new residents, there would be increased traffic and congestion on our already busy streets. The development would be hazardous to have so much traffic near an elementary school. Felicita has a lot of speedy traffic and some people report that they cannot pull out of the driveway easily due to speeding cars! If you want to enter the freeway from Centre City, there are about three different new construction of condo complexes and that is having an impact as well. This also poses a serious safety risk for children who attend the school. Additionally, school traffic is not controlled well. Parents block driveways and the line goes down several streets in different directions. Without sidewalks and adequate space on the street for parking, adding about 270 families to the area would create a serious problem. Please note, portions of Miller Ave and Alexander Ave are also consistently flooded during periods of rain and some areas of the street do not have ANY street lights. The sign at the end of Miller Ave near the farm stand is FREQUENTLY run over and has been replaced numerous times. This neighborhood has a "small town" design and this Alexan Project will be a DISASTER for the city. There is a reason why the remaining land in this neighborhood was not coded as residential.

Secondly, we live near a farm and I am concerned that the construction would contaminate the crops and the land. This could have serious health consequences for our community. I believe the area adjacent to the farm represents what Escondido is known for - agriculture.

Thirdly, I do not believe there is a shortage of homes or living spaces. There are plenty of homes for rent posted on websites like furnished finder and air b n b at outrageous prices. I work in health care and I see travel nurses shop for furnished homes that cost \$5,000 or more a month. They can afford it with their travel salary. These homes also are vacant for large periods of time. But these investors can afford it since the monthly rent is so outrageous. The lower and middle class cannot compete with the investors buying single family homes and renting them for insane amounts of money. If you look at rental websites like furnished finder and compare to the homes available for sale on redfin, you wonder... Why are there so many homes for rent at outrageous prices and hardly any for sale? Why are investors allowed to outbid middle class and lower income families? SO PLEASE SPARE ME ANY comments trying to convince me that there are not enough dwelling units. I have plenty of sympathy for the public that is being convinced that they do not deserve a single family home or who are simply trying to make ends meet. When I was trying to buy a home in the thick of the housing market craze, I heard investors brag that they would begin a "bidding war". At the time I was pregnant, living in a one bedroom 500 square foot home praying that I would be able to provide my baby with a safe home and a yard to safely play in - we were outbid every time.

Most importantly, in the aftermath of COVID, it is also surprising how no one is discussing the lack of outdoor personal space or areas where children and family can play or offer creative outdoor spaces for adults to exercise. The public is

being conditioned to buy into these high density developments. I think the middle and lower class deserve better. Safe spaces for children and adults to be outside are important to mental health. There are clear respected studies in public health that state that where you live, work and play has a direct impact on your health. And honestly, I do not feel safe walking in my neighborhood with no sidewalks and avoid doing so. There are not many safe and accessible parks or spaces in Escondido for walking. In our neighborhood, we just have major streets that lead to the freeway and streets with no sidewalks that have floods during rain. This is not safe.

I believe that there are better alternatives for this neighborhood. For example, the city could build a park or community center instead of apartments. This would provide much-needed public space for residents to enjoy and would not have a negative impact on our community.

Thank you for taking the time to read my concerns. I hope that you will consider my perspective when making your decision about this development.

Sincerely,

Annette Castaneda  
Miller Resident

## Jay Paul

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**From:** JoAnne Lux <jlux7@me.com>  
**Sent:** Saturday, October 14, 2023 9:01 PM  
**To:** Jay Paul  
**Cc:** Jo Lux  
**Subject:** Proposed multi unit development Felicita Blvd.

[You don't often get email from jlux7@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I understand the need for housing especially affordable but this is a single family home residential neighborhood and should continue to be!  
New housing was just built on Centre City and it's far from affordable and considering the neighborhood these units being built - will not be affordable as well!  
Further- construction on the housing development across from Felicita park has been a road nightmare that seems to never end!! It has been over three years with road blockage, detours and poor road conditions because this development had to put in sidewalks! These developments are changing the natural landscape of our neighborhood and we say enough! Leave our neighborhood alone!! I say NO to new development project!

Concerned Home Owner for 25 years!

Sent from my iPhone



## Jay Paul

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**From:** Susan Braden <s\_m\_braden@hotmail.com>  
**Sent:** Saturday, October 14, 2023 3:59 PM  
**To:** Jay Paul  
**Subject:** Alexan project

[You don't often get email from s\_m\_braden@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am opposed to the apartment complex going up in the area of Brotherton and Felicita. The infrastructure for this area is inadequate to cover more people. Keep apartments out of this area of single homes.

Sent from my iPhone

**Jay Paul**

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**From:** Grace Sue Kim <kgracesue@gmail.com>  
**Sent:** Saturday, October 14, 2023 1:51 PM  
**To:** Jay Paul  
**Subject:** Alexan Escondido Project Objection

You don't often get email from kgracesue@gmail.com. [Learn why this is important](#)

Hi Jay,

I am a resident living within 500 ft of this the property and would like to object due to concerns as to how this would affect our current neighborhood.

Warmly,  
Grace S. Kim



## Jay Paul

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**From:** Patricia Kellenbarger <alncsecty@gmail.com>  
**Sent:** Friday, October 13, 2023 8:00 PM  
**To:** Jay Paul  
**Subject:** Concerned about great number of apartments being built in this area... where are we going to get water to flush all those toilets or classrooms for kids to go to school???

[You don't often get email from alncsecty@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Sent from my iPhone

## Jay Paul

---

**From:** Patti Jester <patti@custombuildersofca.com>  
**Sent:** Friday, October 13, 2023 7:44 PM  
**To:** Jay Paul  
**Subject:** Alexan project

Microsoft Word You don't often get email from patti@custombuildersofca.com. [Learn why this is important](#)

Good evening.

We are just finding out about the referenced project which is 1056 feet from our front door. We were not notified of this project by the City. We only found out due to our concerned neighbors living on Miller, Brotherton and Las Palmas....who were notified.

Adding this many homes in this area will be catastrophic. We are not anti growth or building. We have an adu on our property. We are for responsible building and growth which this project is not

However, we already have difficulty exiting our drive onto Felicita not to mention the constant fear of getting rear ended by excessively speeding cars while trying to make a left into our drive from Felicita. There are no sidewalks, no middle turning lane, no public transportation route. What a disaster this will be for the entire neighborhood. The southbound off ramp from the 15 for Felicita already can't handle the traffic as it waits to get in the left turn lane onto Felicita. The morning traffic to get onto the 15 south often is at a dead stop past our house upto Montview.

We are requesting that we be added to any public notices in the future.

Jeff and Patti Jester  
1973 Felicita Road  
Escondido, CA 92025

Respectfully

Patti Jester

## Jay Paul

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**From:** David Franco <franco1011@icloud.com>  
**Sent:** Friday, October 13, 2023 4:02 PM  
**To:** Jay Paul  
**Subject:** Future Units

[You don't often get email from franco1011@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Could I get further info about the units



## Jay Paul

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**From:** Dennis Szem <szemfamily@hotmail.com>  
**Sent:** Thursday, October 12, 2023 8:40 PM  
**To:** Jay Paul  
**Subject:** Re: Alexan Escondido Project

You don't often get email from szemfamily@hotmail.com. [Learn why this is important](#)

Hello Jay:

I was just checking in, any update?

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**From:** Dennis Szem <szemfamily@hotmail.com>  
**Sent:** Tuesday, October 10, 2023 8:31 PM  
**To:** jpaul@escondido.org <jpaul@escondido.org>  
**Subject:** Alexan Escondido Project

Hello Jay:

My name is Dennis and my address is 844 Brotherton Road 92025. I received a letter from you regarding an EIR for the existing Church property.

As you can imagine my shock and concern for allowing the demolition of a church in place of a 270 unit complex is mind blowing. We are extremely opposed to this and for many reasons, the added traffic to an already congested Felicita and Brotherton Road, major eyesore, storm run-off not properly installed, etc. Currently on the north side of 855 Brotherton there is no side walk or curb/gutter causing an enormous amount of water and mud to come down onto our property front door each time it rains. The addition of the new project would only triple that if not more causing significant flooding and damage. You can always contact Hector there in engineering, he knows all about the water issues over here.

Please confirm receipt, next steps, and what all of the 100% of residents here which oppose this project can do next to stop it.

Dennis Szem  
858-257-9619

## Jay Paul

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**From:** Jay Paul  
**Sent:** Thursday, October 12, 2023 12:56 PM  
**To:** Nelson Hernandez  
**Cc:** Jay Paul  
**Subject:** RE: Alexan Escondido Project 10/11 Teams Meeting  
**Attachments:** PowerPoint Scoping Meeting.pdf; Scoping Meeting Comments.pdf

Mr. Hernandez

Apologize about any technical difficulty regarding the EIR Scoping Meeting. The meeting was attended by 15 members of the public and I have attached a copy of the issues/comments from yesterday's meeting along with the PowerPoint presentation. The public comment period on the scope of the proposed Environmental Impact Report (EIR) runs until October 30th. Any comments received during the comment period will be forwarded to the project applicant and environmental consultant to review and address with the preparation of the technical documents and draft EIR. Project information, plans and the Scoping Meeting comments are also available on the City's web site at:

<https://www.escondido.org/alexan-escondido-project>

Jay Paul  
Senior Planner  
City of Escondido / Planning Division  
760.839.4537  
[jpaul@escondido.org](mailto:jpaul@escondido.org)



**From:** Nelson Hernandez <[nelson8221@gmail.com](mailto:nelson8221@gmail.com)>  
**Sent:** Wednesday, October 11, 2023 4:25 PM  
**To:** Jay Paul <[jpaul@escondido.org](mailto:jpaul@escondido.org)>  
**Subject:** Alexan Escondido Project 10/11 Teams Meeting

WARNING You don't often get email from [nelson8221@gmail.com](mailto:nelson8221@gmail.com). [Learn why this is important](#)

I logged into the teams meeting and I was redirected into the Teams virtual lobby. The screen says that the meeting has not started. Did the meeting time get changed from 8/11 4:00-530pm?

Thank you,  
Nelson Hernandez  
[nelson8221@gmail.com](mailto:nelson8221@gmail.com)

## Jay Paul

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**From:** Jay Paul  
**Sent:** Thursday, October 12, 2023 12:43 PM  
**To:** zdelh2@gmail.com  
**Cc:** Jay Paul  
**Subject:** RE: Video conference link not working: Alexan Escondido Project  
**Attachments:** Scoping Meeting Comments.pdf; PowerPoint Scoping Meeting.pdf

Apologize about any technical difficulty regarding the EIR Scoping Meeting. The meeting was attended by 15 members of the public and I have attached a copy of the issues/comments from yesterday's meeting along with the PowerPoint presentation. The public comment period on the scope of the proposed Environmental Impact Report (EIR) runs until October 30<sup>th</sup>. Any comments received during the comment period will be forwarded to the project applicant and environmental consultant to review and address with the preparation of the technical documents and draft EIR. Project information, plans and the Scoping Meeting comments are also available on the City's web site at:

<https://www.escondido.org/alexan-escondido-project>

Jay Paul  
Senior Planner  
City of Escondido / Planning Division  
760.839.4537  
[jpaul@escondido.org](mailto:jpaul@escondido.org)



**From:** zdelh2@gmail.com <zdelh2@gmail.com>  
**Sent:** Wednesday, October 11, 2023 4:40 PM  
**To:** Jay Paul <jpaul@escondido.org>  
**Subject:** Video conference link not working: Alexan Escondido Project

[You don't often get email from [zdelh2@gmail.com](mailto:zdelh2@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello Mr. Jay Paul,

I've attempted over 5 times to login to the video conference link and I keep getting the same message (screenshot attached). I would like a response to this email with the conference link, meeting ID and Passcode because the one sent on the letter on September 21, 2023 is incorrect. If I need to contact someone else regarding this concern please provide me with their name and contact information.

Thank you for your time.



## Jay Paul

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**From:** a.savedra <a.savedra@cox.net>  
**Sent:** Thursday, October 19, 2023 2:08 PM  
**To:** Jay Paul  
**Subject:** Alexander Escondido Project

You don't often get email from a.savedra@cox.net. [Learn why this is important](#)

Sent from my T-Mobile 5G Device

This email is to voice my opposition to the above referenced multi unit housing project slated for the vacant property on the corner of Felicita Road and Brotherton Road. This will cause a further traffic burden to the area, and be an unsightly addition to the already overcrowded area. The city of Escondido continues to rezone and allow these builds in residential areas intended for single family housing. It is further indication of the disregard for residents in order to make a huge tax grab for the city. To be completely frank, I am not confident my input will make any impact and be disregarded. That being said, I felt compelled to reach out regardless. Please reconsider this impending housing unit.

Sincerely,  
Amy Savedra. 2144 Darby St. Escondido. 760-533-7588

## Jay Paul

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**From:** Omar Rogel <omarrogel78@gmail.com>  
**Sent:** Thursday, October 19, 2023 1:26 PM  
**To:** Jay Paul  
**Subject:** Jay paul

[You don't often get email from omarrogel78@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

We received a letter from the city of Escondido, about building an apartment complex right behind my property, Omar Rogel here, i vote No, on building this apartment complex, Thank you, i will also be mailing it on paper to make sure it makes it to your hands, Thank you Sent from my iPhone

**From:** Nelson Hernandez <nelson8221@gmail.com>  
**Sent:** Tuesday, October 17, 2023 9:21 PM  
**To:** Jay Paul <jpaul@escondido.org>  
**Cc:** Michael Morasco <Mmorasco@escondido.org>  
**Subject:** Alexan Escondido Project Resident Feedback

Some people who received this message don't often get email from [nelson8221@gmail.com](mailto:nelson8221@gmail.com). [Learn why this is important](#)

Dear Mr. Jay Paul,

I trust this email finds you well. I am a resident of 725 Brotherton Rd., reaching out to share my concerns regarding the proposed Alexan Escondido Project.

**Preservation of Community Character:**

Our neighborhood reflects a rustic, country-like atmosphere, cherished by its residents, with agrarian establishments like the Farm Stand on the corner of Miller Ave and Citracado Pkwy contributing to this unique charm. The proposed change from an RE-20 zone to R-5 could threaten the aesthetic and lifestyle we hold dear.

**Zoning Consistency:**

The proposed transition from RE-20 to R-5 appears inconsistent with the existing zoning map which illustrates a gradual progression from low to high-density zones. This proposed rezoning disrupts this logical zoning progression, potentially setting an undesirable precedent. I urge the Planning Division to uphold the existing zoning transition model to maintain community character and prevent abrupt transitions in density.

**Inquiry Regarding Policy E2.3:**

I would also like to bring attention to Policy E2.3 of the General Plan Implementation document, which mandates voter approval for intensification of land uses in residential areas. The proposed rezoning from RE-20 to R-5 seems to be in discord with this policy. I am keen to understand how the proposed zoning change aligns with Policy E2.3, and would appreciate any insights the Planning Division could provide on this matter.

**Traffic Implications:**

The proposed 270-unit complex could significantly make traffic worse, especially along the preferred route to the highway via Brotherton Rd eastbound, then south on Miller Ave. This route is already heavily trafficked during school hours, posing safety concerns. The additional traffic from the complex could further strain this route, affecting both safety and traffic flow.

**Constructive Engagement:**

Recognizing urban growth necessities, I advocate for a development approach that augments rather than diminishes our neighborhood's charm. I hope the Planning Division will explore alternative zoning or solutions that resonate with our community's ethos.

**Clarification on Project Numbers:**

I noticed that the letter we received references project numbers PL-23-0273, PL-23-0274, PL-23-0275, and PL-23-0276 in the header, yet all other related documents only mention PL-23-0273. Could you please clarify the significance of these additional project numbers and why they are not included in other reference documents?

In closing, I trust that the Planning Division will earnestly consider our neighborhood's distinct attributes when deliberating on the Alexan Escondido Project. I appreciate your time and consideration and eagerly await your response, hopeful for a favorable resolution for our community.

Warm regards,

**Nelson Hernandez**

E: [nelson8221@gmail.com](mailto:nelson8221@gmail.com)

C: 619-957-2059

Reference Link:

<https://www.escondido.org/alexan-escondido-project>



**Jay Paul**

---

**From:** Matt Crutchfield <mattcru@yahoo.com>  
**Sent:** Wednesday, October 18, 2023 10:37 AM  
**To:** Jay Paul  
**Subject:** Alexan Escondido Project

Escondido

You don't often get email from mattcru@yahoo.com. [Learn why this is important](#)

I am letting the city of Escondido know that I oppose the Alexan Escondido project on Felicita and Brotherton Rd.

Thank you,

Matt Crutchfield  
1986 Miller Ave. Escondido, CA 92025

**Jay Paul**

---

**From:** Ron Hanson <ronhanson12251945@gmail.com>  
**Sent:** Monday, October 16, 2023 1:29 PM  
**To:** Jay Paul  
**Subject:** Housing

[You don't often get email from ronhanson12251945@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am opposed to the low income housing planned for my neighborhood on the property purchased from Bethel Baptist Church.

Regards,  
Ron Hanson

## Jay Paul

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**From:** Doucette, Dirk <William.Doucette@palomarhealth.org>  
**Sent:** Wednesday, October 18, 2023 2:35 PM  
**To:** Jay Paul  
**Subject:** ESCONDIDO PROJECT ON FELICITA AND BORTHERTON

0209/2023 You don't often get email from [william.doucette@palomarhealth.org](mailto:william.doucette@palomarhealth.org). [Learn why this is important](#)

Good afternoon Jay,

I don't understand why the developer would even purpose such a huge complex. This development is way too big. I think the 12 building 270 unit project is way too big for our community. "rezoning is a copout." I know its all about the money with this city. Do the right thing stand behind the zoning laws that are in place.. they are there to prevent this sort of thing from happening. They need to play by the rules. not bend and break them to suite there wallets . maybe if this was going up in your back yard you would understand our communities frustration. Anyways as city planner its your job to protect us from this sort of thing happening. right?

Sincerely,

**W. Dirk Doucette CNMT (R), BS**  
Lead Nuclear Medicine Technologist

**PALOMAR  
HEALTH**

2185 Citracado Parkway | Escondido, CA 92029  
o. 442.281.5119 | f. 760.233.9585 | [PalomarHealth.org](http://PalomarHealth.org)  
A California Healthcare District

## Jay Paul

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**From:** Anthony Saputo <asaputo1962@cox.net>  
**Sent:** Friday, October 20, 2023 5:44 PM  
**To:** Jay Paul  
**Subject:** Project Planed for Felicita & Brotherton, Escondido

You don't often get email from asaputo1962@cox.net. [Learn why this is important](#)

Mr. Paul, City Senior City Planner. I am a resident of Escondido living within 500 ft of your proposed development project. My name is Anthony Saputo, and my address is 1973 Amarillo Place. I strongly oppose of this development. It will make my area more congested and more so effect the value of my property and not beneficial to me. You conveniently want to change laws that are in place to push your agenda thru. Your plans are bending the rules that are in place. You want to change the ordinance zoning, change general plan amendment 5(up to30 du/ac from planned office to urban, Zone, changes from RE-20 to R-5-30, Density Bonus- 12 units for very low income du/ac (where did you come up with this term Density Bonus, Bonus for who?), Conditional Use Permit Modification and Grade Exemptions. I oppose the Alexan Escondido Project.

I want to tell you something Mr. Paul, If you want placement for these very low-income people bring them to your Neighborhood, not mine. I don't want my property valve falling in the toilet. It's not bad enough the democrats which I think you might be, are ruining what's left of our country. You have not shame, and shame on your board members also. You and your board are trying to push this agenda thru are breaking all the rules and you just don't care who gets in the way.

If you want to discuss this further, I'd love to have this conversation at your convenience. My phone number is 760-739-9491 or I'd be happy to meet you face to face and tell you about all my concerns.

## Jay Paul

---

**From:** Orval Carter <tocarter6086@sbcglobal.net>  
**Sent:** Sunday, October 22, 2023 10:07 AM  
**To:** Jay Paul  
**Subject:** Alexan Escondido Project

You don't often get email from tocarter6086@sbcglobal.net. [Learn why this is important](#)

We definitely oppose the Alexan Escondido Project.

Orval and Terri Carter  
928 Berkshire Court  
Escondido Ca. 92025

## Jay Paul

---

**From:** Brandon <brandon.f.losey@gmail.com>  
**Sent:** Sunday, October 22, 2023 9:31 AM  
**To:** Jay Paul  
**Subject:** Alexan Escondido Project on Felicitas and Brotherton Rd.

You don't often get email from brandon.f.losey@gmail.com. [Learn why this is important](#)

Good morning Mr. Paul:

I wanted to send an email regarding this Trammel Crow Residentia project on the corner of Brotherton and Felicita.

This amount of high-density housing is completely unacceptable to this quiet neighborhood surrounding a church and school. Its size alone would negatively impact quality of life and the culture that has been sought after in the surrounding area, to a great extent. The exceptions to the zoning ordinance are numerous, further underlining how this proposed project is completely out of the question.

DO NOT APPROVE THIS TRAVESTY.

Sincerely,

Brandon

## Jay Paul

---

**From:** Liz Testa <kmng4ejt@gmail.com>  
**Sent:** Saturday, October 21, 2023 5:37 PM  
**To:** Jay Paul  
**Subject:** Alexan Escondido Project

You don't often get email from kmng4ejt@gmail.com. [Learn why this is important](#)

Hello Mr. Paul, My name is Elizabeth Testa and I am writing to let you know I am opposed to the Alexan Escondido Project. I understand this project is requiring exceptions to our Escondido zoning codes. I think it is important that you consider the impact this project will have on existing homeowners in our neighborhood. This project clearing does not provide enough parking based on what I see on the project website. This will cause the overflow of cars to park in residential areas, where parking is already a problem. Please take look at how our neighbors, on the other end of Brotherton by Centre City, are being effected due to the townhouses recently built. The parking situation is horrible. Also, the traffic that will be added, to an already congested part of Escondido, will not be acceptable. Miller school already has problems holding up commuters during morning and afternoon drop off. This neighborhood is not zoned for a 3-4 story project. My family has lived in Escondido for over 10 years and traffic continues to get worse every year. This project will just add to the congestion already felt in our community.

Thank you,  
Elizabeth Testa

## Jay Paul

---

**From:** macjj@cox.net  
**Sent:** Saturday, October 21, 2023 3:29 PM  
**To:** Jay Paul  
**Subject:** Alexan Escondido Project

You don't often get email from macjj@cox.net. [Learn why this is important](#)

Jay Paul and Escondido City Planners;

Although I do not live withing 500 ft of this plan, I am within a half mile (655 Brotherton Rd). I have had a residence here since 1988. Upon arriving to this area of Escondido, I was informed my son would not be able to attend the elementary school less than 100 yards from my residence as the school was overcrowded. There has been little improvement to that school in over 30 years (Miller Elementary). Since that time multiple high occupancy projects have been approved and built.

In addition, the street conditions have not been improved. Traffic along Miller Avenue, more specifically the intersection of Miller and Brotherton is challenging. Visibility of entering or approaching this intersection is constricted by vehicles and foliage. This intersection should be a 4 way stop and the intersecting streets need to be wider with sidewalks. Now the city wants to add an additional 270 units (270 families with an average of 3-4 children) or approximately 1080 students.

To add to the congestion, an additional 270 to 540 automobiles will be added to Felicita Ave and Brotherton Rd, however I do not see any traffic control or street improvements added to the proposal

When I moved here, I was informed by the longtime residents the area was zoned for ½ acre lots. That was changed to 10,000 sq ft lots and now the zoning is changed to something less than 1/8 acre. I see no parks or open space associated with this project. I see no upgrades to the local schools in support of this density, I see no upgrades to the fire and security services to this area – we have the same fire station that was here 30 years ago.

I am aware the City of Escondido has taken the position that street improvement and required facilities are the responsibility of the builder, I have also seen city officials waive those requirement for favors at the expense of the citizens.

My family and I are NOT in agreement to have this project move forward.

Jim Mac Isaac

[Macjj@cox.net](mailto:Macjj@cox.net)

858-248-7211

## Jay Paul

---

**From:** Mike Martin <michaelmartinscs@gmail.com>  
**Sent:** Saturday, October 21, 2023 2:44 PM  
**To:** Jay Paul  
**Subject:** Alexan Escondido Project

**Importance:** High

You don't often get email from michaelmartinscs@gmail.com. [Learn why this is important](#)

Hello Sir,

I received a notice in my mailbox. I am a neighbor near Bethel Baptist Church. I just wanted you to know that my wife and I are in favor of this project. We know that housing is in short supply here in Escondido. We are delighted to see that this project is moving forward. No doubt there will be some traffic issues but this is part of progress. We are people-oriented folks who are looking forward to engaging many new neighbors.

I'm sure there are some who will oppose this project, but we are not opposed to this development. I am sad to see many who are opposed on the NextDoor app who don't even live in this neighborhood. They should have no say in the outcome of this project.

Thanks for communicating this project news to our neighborhood.

Sincerely,  
Mike Martin  
923 Berkshire Ct.  
Escondido, CA 92025

## Jay Paul

---

**From:** B Cowell <cowellbwc@hotmail.com>  
**Sent:** Saturday, October 21, 2023 8:01 AM  
**To:** Jay Paul  
**Subject:** Opposed to Alexan Escondido Plan On Felicita and Brotherton Rd

You don't often get email from cowellbwc@hotmail.com. [Learn why this is important](#)

As a resident on Brotherton Rd for over 30 years I am extremely disappointed in the zoning change and proposed Apartment complex at Brotherton and Felicita. I serious urge you to reject the proposed changes to this area and intend to fight against building this multi-unit complex and rally my neighbors to do the same.

Brad Cowell  
675 Brotherton Rd  
Escondido Ca 92025

## Jay Paul

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**From:** Sharon Ayo <ayosh0808@gmail.com>  
**Sent:** Friday, October 20, 2023 4:57 PM  
**To:** Jay Paul  
**Subject:** The Alexan Escondido Project scooping comments

PHOTOGRAPH BY You don't often get email from ayosh0808@gmail.com. [Learn why this is important](#)

I discovered this potential project via the Legal Notices I think in the Escondido Times several weeks ago. Then found the information including your email on the City of Escondido website.

I actually agree with a lot of the scooping comments already put forth. I realize we are in the midst of a housing crisis and the cheapest way is high density. However this location..270 units is WAY too much to accommodate and seems so out of character in the midst of single family dwellings in this area. I live near Felicita Park and travel on Felicita almost everyday, and would feel the traffic and congestion impact. The immediate surrounding area would be further impacted by noise, traffic, parking and unknown on the property values. Not sure what a good compromise would look like, but definitely a reduction in the units and nothing over 2 or 3 stories.

Thanks for accepting comments.

S.Ayo - Concerned Southwest Escondido Neighbor.

## Jay Paul

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**From:** Shirin Dorin <shirindorin@gmail.com>  
**Sent:** Friday, October 20, 2023 12:54 PM  
**To:** Jay Paul  
**Subject:** New apartments by the Church

[You don't often get email from shirindorin@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi

I just found out about the 270 apartments going to be built in Escondido by the Bethel Baptist church. Is it a done deal? Has it been approved? And when will it start?  
Very concerned and upset.

Shirin Dorin, DDS

## Jay Paul

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**From:** us@ultrasecurityusa.com  
**Sent:** Tuesday, October 31, 2023 10:28 AM  
**To:** Jay Paul  
**Subject:** Scoping for Alexan Escondido Project PL23-0273, PL23-0274, PL23-0275 and PL23-0276  
**Attachments:** Felicita Rd.jpg

You don't often get email from us@ultrasecurityusa.com. [Learn why this is important](#)

I am a resident of Rockwell Springs Ct and wanted to make sure you are aware of the current traffic patterns and issues that already exist in our neighborhood. I have attached a google map noting all the different areas of concern with red letters for reference.

Due to the metering at H or anytime the freeway is moving extremely slow traffic backs up on Felicita Rd making it difficult for the current residents of streets A,B, and C to merge onto Felicita Rd. Adding a separate outlet onto Felicita with a high volume of residents from Alexan will make any exits from A,B,C and I(Alexan) all more dangerous. Additionally having the Alexan exit not lining up with any current existing streets, without allowing for some type of 4 way stop, I can't see how lights or stops can be added.

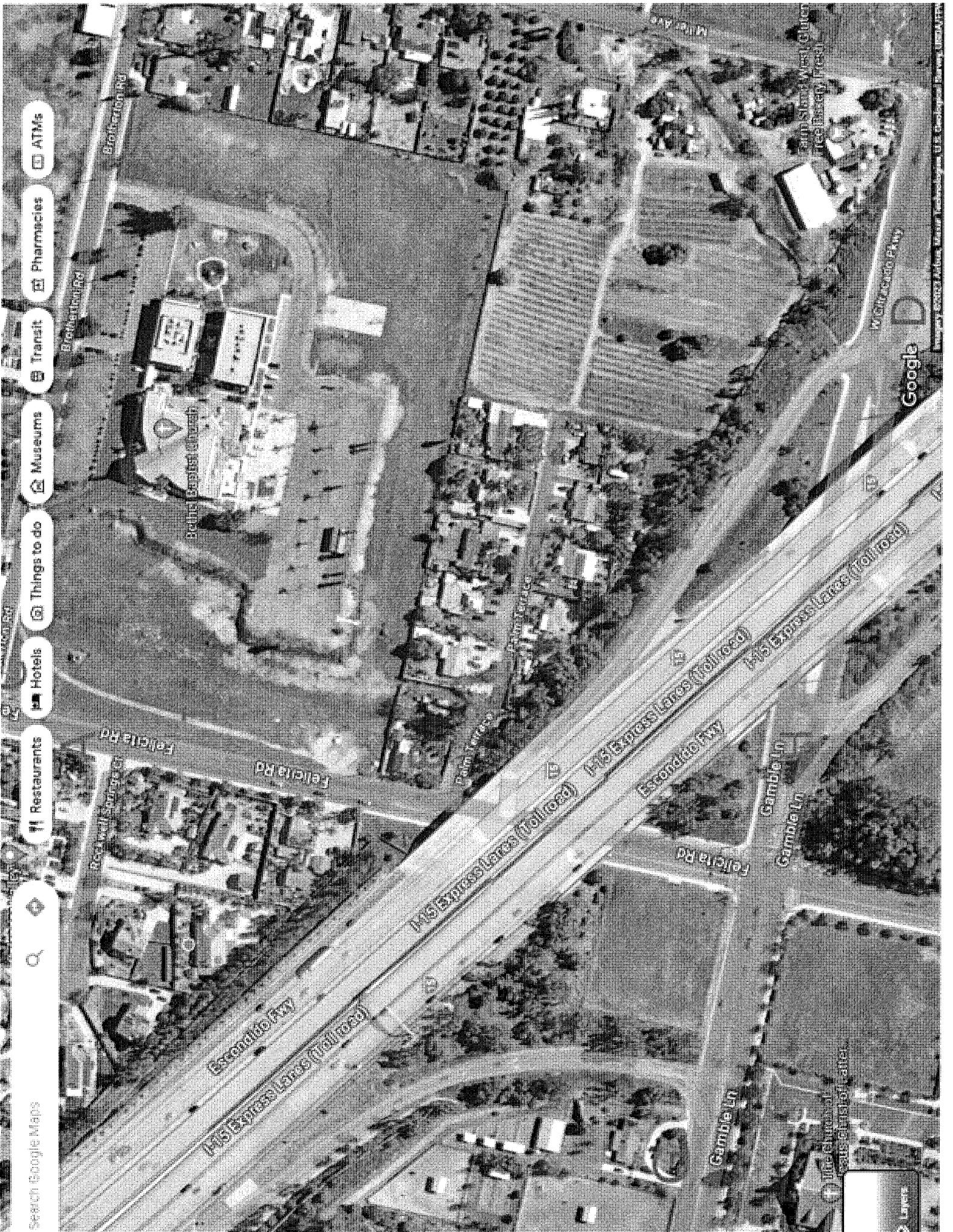
During peak times as well as others tied to Miller schools drop off and pick-ups, it is very difficult to make a LEFT exit from the 15 Freeway going north bound at D. FYI - the Miller School parents pile up at E.

Lastly, traffic backs up onto the 15 South at F due to an inability of people being able to exit the offramp and turn onto Gamble. Currently, Gamble street traffic backs up well past G and is dictated by the current light performance.

I hope you find this information helpful, and I would sincerely appreciate being notified of future meeting and progress.

Sincerely,

Renee Ulaszek  
939 Rockwell Springs Ct.  
Escondido, CA 92025  
858-945-8582



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Alexan Escondido Project  
Environmental Impacts to  
Brotherton, Miller, Palm Terrace,  
Citracado and Felicity  
Neighborhoods

# **TRAFFIC CONGESTION – MAJOR IMPACT**

Brotherton and Miller Avenue are very narrow streets barely wide enough for two cars to pass each other. Streets are really congested with school traffic morning, noon and afternoon. Now add traffic from 270 units across the street. Traffic from the 270 units with cars will use Brotherton to Miller to freeway. People on Miller will have difficult time getting out of their driveways.

Also, traffic from new Eclipse Project, (113 units with cars), on east end of Brotherton, have figured out it is faster to go down Brotherton, turn on Miller and get to freeway.

# TRAFFIC CONGESTION

These two projects will add at least **383 cars** to the neighborhood and potentially up to **766 cars** or more. There is no public transportation in the area, so people will need cars to get around.

All this extra traffic will add safety concerns for the school, as well as people walking or bicycling around the neighborhood with their kids and pets.

Only sidewalks in area are right around the school. Miller has no sidewalks and again is very narrow with no room to expand because of coverts for water run off.

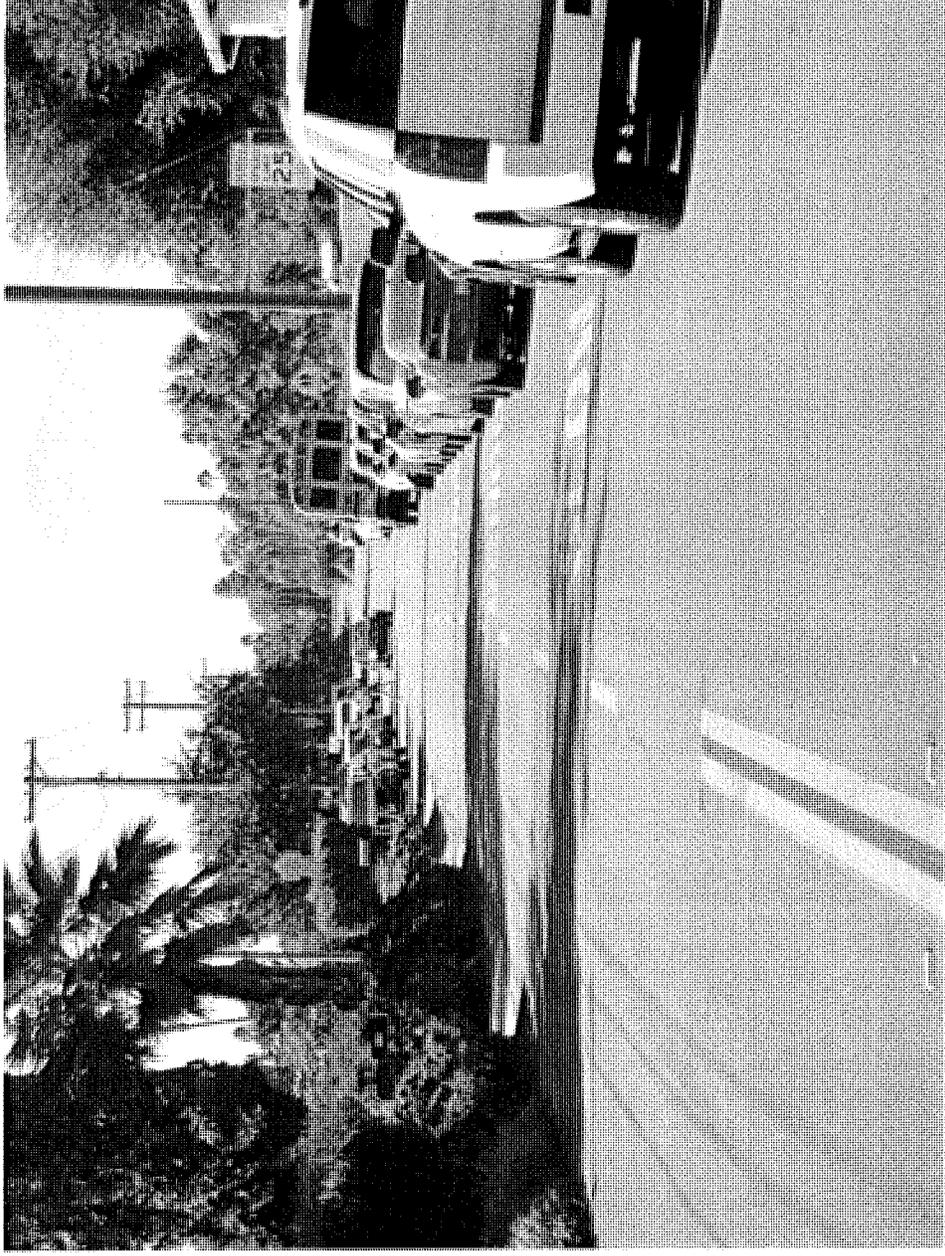
# TRAFFIC CONGESTION

- Adding this much additional traffic to neighborhood will lead to diminishing **Air Quality**, as well as more **Noise Pollution**.
- Adding this much traffic to the neighborhood will make it very **difficult to evacuate**, in case of an emergency such as wildfire, flooding or earthquakes.

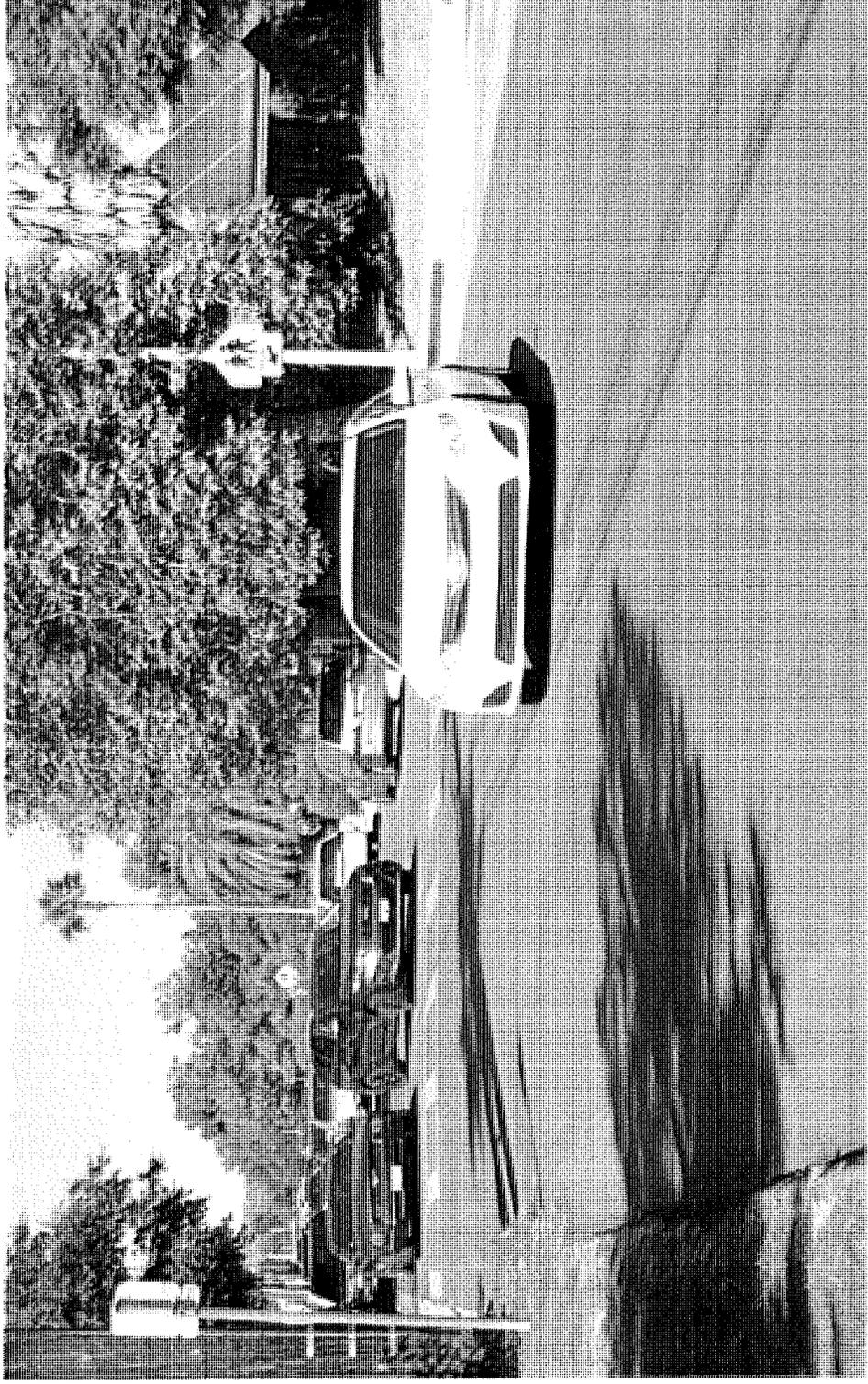
# School Traffic on Brotherton looking West



# Brotherton looking West



# Brotherton – Miller Intersection





1)

To: Jay Paul      October 30, 2023  
Senior Partner City of Concordido  
Planning Division

At the present I do not have internet access and I want to give you feedback on the proposed Alexan Concordido Project

My family and I purchased our home in 1974 (1974) at 2031 Miller Ave on the corner of Miller and Brotherton Rd. I believe this project will greatly impact our semi-rural neighbor greatly!

Traffic is very heavy in the mornings and afternoons as traffic goes to Highway 15 to and back on Felicita + Citracado Roadways. I suggest reconsidering and

create an alternative project which would greatly add to our community.

For example a welcoming family and recreational park which would benefit our

(2)

great community, another  
Felicita park project  
with trees and walk  
ways for walking, biking  
and exercise. Currently  
Miller Ave. receives  
daily walking traffic  
of families and children  
walking their pets  
and enjoying our  
lovely climate which  
we are blessed with.  
I fear our tranquil  
and peaceful neighbor  
will be impacted with  
more traffic and congestion.  
A community park  
area would add to  
our serene way of life  
on Miller and Broderton.  
Thank you for your  
consideration.

Sincerely, John E. Valdez  
Professor Emeritus, Palomar College

## Jay Paul

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**From:** Joy Landers <landers3joy@yahoo.com>  
**Sent:** Monday, October 30, 2023 8:24 PM  
**To:** Jay Paul  
**Subject:** Alexan Escondido Project

PREVIOUS VERSION  
You don't often get email from landers3joy@yahoo.com. [Learn why this is important](#)

October 30, 2023

Good evening Jay,

This email is intended to voice my concerns regarding the Alexan Escondido Project. I am primarily concerned with the location of the project and the effect it will have on the existing residents.

Like most California residents, I agree that San Diego County and Escondido are in need of more AFFORDABLE housing. It's astonishing to know that newer apartment complexes, like Haven 76 on Escondido Blvd, are renting 3-bedroom units for more than \$3800 a month. This is hardly affordable! I question how a project like Alexan Escondido with a planned 270 units and *less than 10 designated as affordable*, qualifies as providing affordable housing? To me this seems like a true scenario of the rich guy's pocketbook getting fatter while the project gets a designation slapped on it to appease formalities YET the bigger problem of the County needing more affordable housing remains unaccomplished.

It is also important to point out the location of this project is not near public transportation routes. The nearest public transportation route to the Alexan Escondido project would be more than two miles away on down Felicita to Escondido Blvd. Isn't it a given, in most cases, that if one lives in affordable housing, one typically doesn't have the means to afford personal luxuries like a car? And if one doesn't have a car, how would one get to work if they don't have a means of accessing public transportation? And wouldn't one need to get to work to make money to pay the rent on their apartment? I propose this project be considered for a location that has easy access to public transportation and the surrounding area is already populated with apartment complexes, where a larger percentage of the lot can truly be affordable units.

Another concern of mine is the effect this project will have on the neighborhood's residents, the roads, and the wildlife of this small community in Escondido. The Alexan Escondido project is primarily surrounded by residential estate homes that are on upwards of 1/2 acre and are zoned as residential estate. Although the neighborhood is close to the freeway it has a country feel given the size of the lots, lack of streetlights and narrow corridors. How about the already impacted traffic patterns on the small roads of Miller Avenue, Brotherton Road, and Felicita Road due to the public-school Miller Elementary located on Miller Avenue? As a resident on Miller Avenue a few doors down from the school, I can't begin to imagine what the neighborhood traffic will be like with a 270-unit apartment complex added to the mix. In addition to the impact on the long term and daily lives of the residents in the neighborhood, what impact will this also have on the property values of the surrounding community? The existing church and field have served as an unofficial meeting place and park for the neighborhood residents and children. Local wildlife like hawks, egrets, ground squirrels, coyotes,

and rabbits make use of this wide-open space daily. There must be a better way to utilize this space than with more concrete, buildings, and traffic.

Thank you for allowing me the opportunity to voice my concerns with the Alexan Escondido Project. I certainly do hope you and the city planning commission will take the concerns of the community into consideration.

Respectfully,  
Joy Landers



There will be a severe traffic mayhem in the morning, especially on school days, with the huge influx of cars traveling up and down Felicita, as well as on the two main streets that intersect with the corner of our Miller School. You will have an increase into our already highly impacted Felicita and Brotherton streets, as people use the streets to gain access into the freeway ramp of the I 15 freeway. The narrowness of Felicita will hinder more the congestion of the traffic, and the riders on the bike lanes will be in more danger of being hit. Some children ride bicycles to school, and there is also a crosswalk for walkers going to school on Felicita. You will be exposing our students and parents to danger, with the increased traffic congestion.

There is no guarantee that subletting will not occur within the apartments. That may double or triple the number of cars at the complex! You need to factor in the parking mayhem that will occur, in that case. Where will the overflow of cars park?

Our streets will be greatly be impacted, as well as exposing parked cars to vandalism and theft.

The development would require a Zone Change, to Escondido's zoning ordinance, from RE-20 to R-5-30. Weren't zoning ordinances put in place to protect homeowners from what you are attempting to build? We do not want "Urban Zoning". Statistics demonstrate that with high density rental units, crime increases.

Wouldn't it make more sense to build single family homes, similar to the ones that exist across Felicita Road, across the proposed apartment complex? Please protect our neighborhood from the proposed apartment complex of 270 units. Please allow our neighborhood to remain a quiet, clean orderly, good tax-based, community.

Thank you for listening,

Teresa Sylliaasen

Pedro Velazquez  
825 Palm Terrace  
Escondido Ca 92025  
760-427-3300  
[pedroyard@yahoo.com](mailto:pedroyard@yahoo.com)

To whom it may concern,

This letter is regarding the construction that is about to take place close to my house i am apposed and against due to the following reasons:

As a family man the privacy and safety of my children come first, due to the construction we will be having random people driving back and forth invading the privacy and taking away the ability for our kids to play outside.

The traffic congestion on our street will be much larger due to the construction, interrupting our family time, not to mention the debris that will be on our roads.

Our health will be compromised due to the dust in the air not only affecting our air quality but causing mayor breathing issues to the elderly and young children. Our pets will also be affected inhaling dust particles. I my self already suffer from allergies and this will make things much worst for me.

Further more there was no communication or consideration on this matter. as a tax payer i feel we should have been advised or notified before hand of this construction project.

I would like to request that all construction be stopped and have the community involved in all construction projects or will have to seek legal action.

Thank you for taking the time to read this letter and taking it into consideration.

Regards,



Pedro Velazquez 10/30/23



## Jay Paul

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**From:** Mike Hunton <beardedwonder1@yahoo.com>  
**Sent:** Monday, October 30, 2023 5:07 PM  
**To:** Jay Paul  
**Subject:** OPPOSE ALEXAN PROJECT

SPAMPROTECTOR You don't often get email from beardedwonder1@yahoo.com. [Learn why this is important](#)

Hi Jay

I FIRMLY OPPOSE the Alexan project. This as you know is a neighborhood of RE-20 single family homes, which is ABSOLUTELY no place for apartments. Condos on Center City are bad enough for traffic and property values, but apartments are just a slap in the face to all the good residents of our neighborhood.

It's not fail to allow a zoning change here either. I oppose that 100%.

Thank you for NOT ALLOWING this to happen in our neighborhood.

-Mike Hunton  
McDonald Lane.

**From:** [WADE MARLIN](#)  
**Sent:** Wednesday, September 27, 2023 7:40 PM  
**To:** [Jay Paul](#)  
**Subject:** Reference Alexan Escondido Project Letter

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[You don't often get email from marlinwolf@aol.com. Learn why this is important at [This email is in regards to the letter we have received regarding the Alexan Project to be conducted on 855 Brotherton Road](https://urldefense.proofpoint.com/v2/url?u=https-3A__aka.ms_LearnAboutSenderId&d=DwIF-g&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=LnCTNK3INnkzpWcs-7Tzplc_9E3A_c8qesk2vun2n6E&m=Zb3R2hUPGmoiYVHqwwwEa4ya3F0ZAlv3y8I7dhKruPCgxnLc-ZXN2EDV3BmfEdP9&s=U19sifvbbmMkAFz5yrwICs3oINyVZUyAZcIBHxGHnt0&e= ]</p></div><div data-bbox=)

Our concerns are as follows

1. The roadways in this area are already congested heavily adding in 270 dwellings are going to make this area impassable.
2. How much will this many new dwellings impact the sewer system in this area, we are already constantly warned there is no water and have restrictions set upon us for water use. Where are these new dwellings going to getting their water sources from if we are already stretched to the limit on water usage.
3. The power constraints, we already receive restrictions on charging and using devices during what we are told are "Peak Hours" due to limited power being available. How can this many new dwellings be supported by the current power grid?
4. The schools are already over crowded and the street they are located on turns into a parking lot when school both begins and when it is let out. 270 new dwellings are only going to add to that problem.
5. The proposed property has a direct connection to the San Dieguito River area, this many dwellings are going to pollute the water ways with hazardous materials
6. We have been told the zoning in this area doesn't allow such construction as this, does this mean this neighborhood is being rezoned? Will all the houses around here all of a sudden be 3 to 4 stories tall and be multiple family dwellings?

Thank you for your time  
The Marlin Family 2007  
Felicita Road

Sent from my iPhone