



NOTICE OF PREPARATION (NOP) AND NOTICE OF SCOPING MEETING

Alexan Escondido Project

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

Date: September 21, 2023

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

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

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

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

Project Title: Alexan Escondido Project

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

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

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

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

<https://teams.microsoft.com/join>

Meeting ID: 234 051 548 372 Passcode: wdELL3

Signature: 

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>