

# SCOPING MEETING

## Alexan Project

Case No. PL23-0273

**Proposed Project:** 270-unit apartment units on 8 acres of a larger 14.5-acre site.

### Requested Discretionary Actions:

- General Plan Amendment from Planned Office to Urban 5 (up to 30 du/ac)
- Zone Change from RE-20 to R-5-30
- Density Bonus – 12 affordable units very low income du/ac)
- Major Plot Plan – for site plan and architectural design
- Conditional Use Permit Modification – for Church/School
- Grading Exemption (fills/walls up to 12 feet in height)





2 parcels  
14.5 total acres  
Project Area 8 acres





270 units  
12 buildings (3 and 4 stories)  
4 building types  
1 admin/recreation building  
490 parking spaces (garage and open)

1, 2 and 3 bedroom units  
713 sf to 1,745 sf

# SCOPING MEETING PURPOSE

- Inform the public that the lead agency (City of Escondido) is evaluating the proposed project under the California Environmental Quality Act (CEQA)
- **Environmental Impact Report (EIR)** being prepared for the project
  - EIR** -
    - a. Informational document regarding project impacts to the environment
    - b. Allows full environmental disclosure of impacts for decision makers and public
    - c. Evaluates reasonable alternatives to consider
    - d. Recommends Mitigation Measures to avoid or reduce impacts
- **Scoping Stage** – Project Design has not been completed and is under review by City and affected/responsible agencies
- **Scoping Purpose** - Solicit comments from agencies and interest public regarding the type and extent of environmental analysis to be undertaken and potential issue areas to focus review and potential mitigation measures and project alternative to consider.

# Review Process – Next Steps

- CEQA review (EIR) public review period of draft EIR document and studies – all public comments will be considered in preparation of the draft and final EIR document(s).
- Planning Commission noticed public hearing
- City Council noticed public hearing



# How to Provide Comments

- Oral comments at Scoping Meeting
- Written Comments submitted to:

**Jay Paul, Senior Planner**

[Jpaul@escondido.org](mailto:Jpaul@escondido.org)

or address in the notice: City of Escondido, 201 N. Broadway, Escondido, CA 92025

- All comments must be received no later than **October 30, 2023** to be considered in the scoping process.
- All comments received from agencies and the public must be considered by the City