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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023090610

Project Title: Alexan Escondido & Bethel Baptist Church Project (PL23-0273, PL23-0274, PL23-0275, PL23-0276, PL25-0275, PL26-0010)

Lead Agency: City of Escondido

Contact Name: Ivan Flores

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Project Location: Escondido, San Diego County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project entails a General Plan Amendment and Zone Change for the construction of a multi-family residential development (Alexan Escondido), a new church building (Bethel Baptist Church), and associated improvements on a developed site with an existing church facility and private school. The proposed residential development includes 258 multi-family apartments within 10 buildings with a mix of one- to three-bedroom units. It is anticipated that 13 (5% very low-income) of the residential units will be affordable. The proposed church building would encompass 24,627 SF with an approximately 600-seat sanctuary, an entryway/foyer, offices, meeting rooms, a kitchen, and storage. The new building would be an addition to, and would connect with, the two existing school buildings that serve as children/youth classrooms and meeting spaces for the church. The church development would also construct two dwelling units to be used as temporary housing for traveling missionaries.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: potential impacts to nesting birds, non-native grassland, and emergent wetland
- Nesting bird surveys during the breeding season and avoidance buffers if active nests are found
- Purchase of mitigation credits or off-site restoration to mitigate at a 0.5:1 ratio for non-native grassland and 3:1 ratio for emergent wetland

Cultural Resources/Tribal Cultural Resources: potential impacts to archaeological and/or tribal cultural resources
- Archaeological and tribal monitoring program and a monitoring/evaluation report
- Assessment of cultural resources discovery and cultural material avoidance or preservation

Hazards and Hazardous Materials: potential impacts from contaminated soil and hazardous building materials
- Soil sampling and removal/disposal of any contaminated soil
- Asbestos and lead survey and remediation of any identified hazardous building materials

Noise: potential vibration impacts during construction
- Vibratory roller usage limits and static mode requirements

Transportation: potential impacts related to VMT generation
- Installation of pedestrian and network infrastructure improvements

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comments received during the Notice of Preparation public scoping period (September 28, 2023 to October 30, 2023) and EIR scoping meeting (October 11, 2023) addressed numerous topics, including aesthetics, transportation, land use, biological resources, cultural resources, air quality, greenhouse gas emissions, noise, public services and utilities, public safety, hazardous materials, water quality, and flooding.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies: the U.S. Army Corps of Engineers (USACE) and the Regional Water Quality Control Board (RWQCB)

Trustee agency: the California Department of Fish and Wildlife (CDFW)