CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
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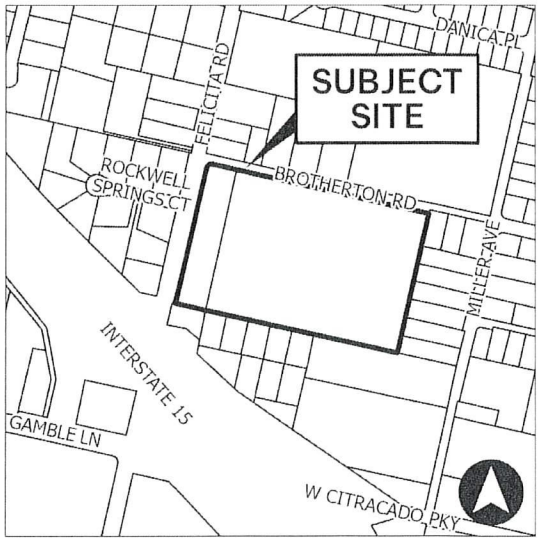
NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE ALEXAN ESCONDIDO AND BETHEL BAPTIST CHURCH PROJECT – PL23-0273, PL23-0274, PL23-0275, PL23-0276, PL25-0275, PL26-0010 (SCH #2023090610)

The City of Escondido (City), as lead agency pursuant to the California Environmental Quality Act of 1970 (CEQA) statues (Cal. Pub. Res. Code § 21 et seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, § 15000 et seq.) (1998) has prepared a Draft Environmental Impact Report (EIR) for the Alexan Escondido and Bethel Baptist Church Project ("Project") located at 855 Brotherton Road, Escondido, CA 92025 (APNs: 236-333-53-00 and 236-333-41-00).

The applicant requests approval of development project that would modify an existing religious facility and school, and create 258 new residential units. The request consists of a General Plan Amendment to amend the General Plan Land Use Designation of the entire project site from Planned Office (PO) to Urban V (U5 – 30 dwelling units per acre); a Zone Map Amendment to change the zoning of the project site from Residential Estates (RE-20) to Very High Multiple Family Residential (R-5-30); a Major Plot Plan and Design Review Permit for construction of 258 multi-family units within 10 buildings for a total gross building area of 365,859 square-feet (sq. ft.), inclusive of 13 (5%) very low-income units allowing for a Density Bonus Request consisting of concessions/incentives and waivers as permitted by State Density Bonus Law; a modification to an existing Conditional Use Permit (CUP) for the existing religious/school facilities on site, and Design Review Permit for demolition of an existing 24,395 sq. ft. sanctuary building, and construction of a 24,627 sq. ft. religious facility building area with a sanctuary seating approximately 600, an entrayway/foyer, offices, meeting rooms, kitchen, storage, and with a maximum capacity of 200 students. The religious facility development also includes construction of two dwelling units to be used as temporary housing for traveling missionaries.

In addition to the above, the Project also includes a Grading Exemption to permit fill slopes and retaining walls up to 12'-0" in height, and Adjustment Plat to adjust the properties boundaries to facilitate development of the Alexan Escondido residential development. The Project includes standard on-site improvements including but not limited off-street parking, landscaping, drainage, and utilities and frontage improvements along Felicita Road and Brotherton Road; and off-site improvements including, but not limited to VMT mitigation measures as detailed in the Draft EIR.

The Draft EIR evaluates the environmental impacts associated with Project implementation. The Draft EIR includes the analysis of Project impacts associated with aesthetics, air quality, agriculture and forestry resources, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. Environmental analysis presented in the EIR concluded that the Project would result in significant environmental impacts with respect to the following issue areas: biological resources, cultural resources, hazards and hazardous materials, noise, transportation, and tribal cultural resources. The environmental analysis concluded that mitigation for these impacts would reduce them to a less-than-significant level. **It is anticipated the Escondido City Council will review and consider certifying the Final EIR in Spring of 2026.**



In accordance with §15105 of the CEQA Guidelines, this public notice officially notifies the general public, public agencies, and interested individuals and organizations that a 45-day public review period will begin on January 22, 2026 and end on March 9, 2026. The Draft EIR may be viewed on the City's website at https://www.escondido.gov/259/Alexan-Escondido-Project. Hardcopies of the Draft EIR and associated documents are available at the following locations during regular business hours:

Escondido City Hall Planning Division
201 N Broadway, Escondido, CA 92025

Or

Escondido City Library
272 E Via Rancho Pkwy, Space 171, Escondido, CA 92025

The public review period is your opportunity to provide comments on issues related to the proposed Project. Written comments regarding the adequacy of this Draft EIR must be received by **5:00 p.m. on March 9, 2026**.

Written comments should be addressed or e-mailed to the project planner:

Ivan Flores, AICP
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City of Escondido
201 North Broadway
Escondido, CA 92025
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Case File No.: PL23-0273, PL23-0274, PL23-0275, PL23-0276, PL25-0275, PL26-0010

Kevin Snyder
Director of Development Services

Date: January 22, 2026