

**NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING**

Date of Issuance: July 1, 2021

**TO: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties**

**FROM: Mike Strong
City of Escondido
201 N. Broadway
Escondido, CA 92025**

Subject: Notice of Preparation and Notice of Public Scoping Meeting, North Iris Residential Project (Case Nos: PHG 20-0032, PL 20-0738, PL 20-0739, PL 21-0126, PL 21-0127, and PL 21-0128)

The City of Escondido will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the North Iris Residential Project (proposed project). We need to know the views of your agency (and the views of other interested parties) as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project.

Project Title: North Iris Residential Project
Project Applicant: Hallmark Communities, Inc. (c/o Mariana McGrain)
Project Location: Four parcels addressed as 2039, 2047, 2085, and 2089 North Iris Avenue, plus a fifth unaddressed parcel (Assessor's Parcel Number 224-310-20-00); in Escondido, San Diego County, California

Information about the project description, location, and scope of the EIR is provided in the following pages of this notice, as well as in the Initial Study Part I form submitted by the applicant. To review the Initial Study Part I, please visit the Project's website at this link:

<https://www.escondido.org/north-iris-condominiums>

Please send your response by U.S. mail or email to the following address. Responses should be received no later than **5 p.m. PDT on Monday, August 2, 2021**.

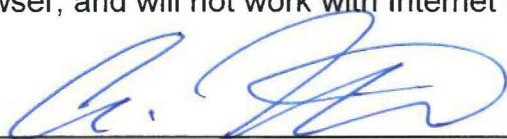
Jay Paul
Senior Planner
City of Escondido Planning Division
201 North Broadway
Escondido, CA 92025
jpaul@escondido.org

In your response, please include the name and contact information for the representative in your agency. In the event that no response or request for additional time is received by the City by the end of the review period, the City may presume that you have no response.

The City will also conduct a virtual Public Scoping Meeting on **Thursday, July 22, 2021, from 3 p.m. to 5 p.m.** Your agency and the public are invited to attend. The purpose of this scoping meeting is to further define the issues, feasible alternatives, and potential mitigation measures that may warrant in-depth analysis in the EIR. This will be a drop-in meeting, and participants may join at any time within the two-hour timeframe. If you would like to participate in the virtual scoping meeting, please visit the following videoconference link anytime between 3 p.m. and 5 p.m. on July 22, 2021:

<https://meet.escondido.org/northiris>

A staff member will be available in the videoconference room to answer questions about the project and record any comments provided by attendees. Please note that the link works best with the Google Chrome browser, and will not work with Internet Explorer.

Signature:  _____

Adam Finestone, AICP
City Planner
City of Escondido

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

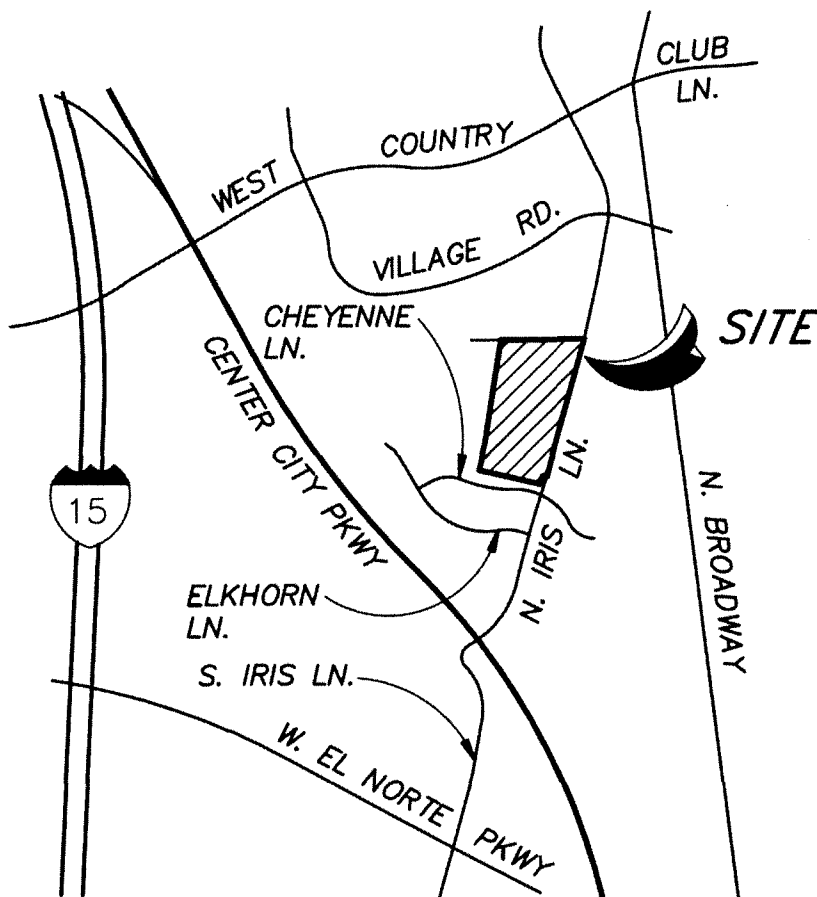
NOP Comment Period: July 1 to August 2, 2021

North Iris Residential Project

(City Case Nos: PHG 20-0032, PL 20-0738, PL 20-0739, PL 21-0126, PL 21-0127, and PL 21-0128)

Introduction and Project Location

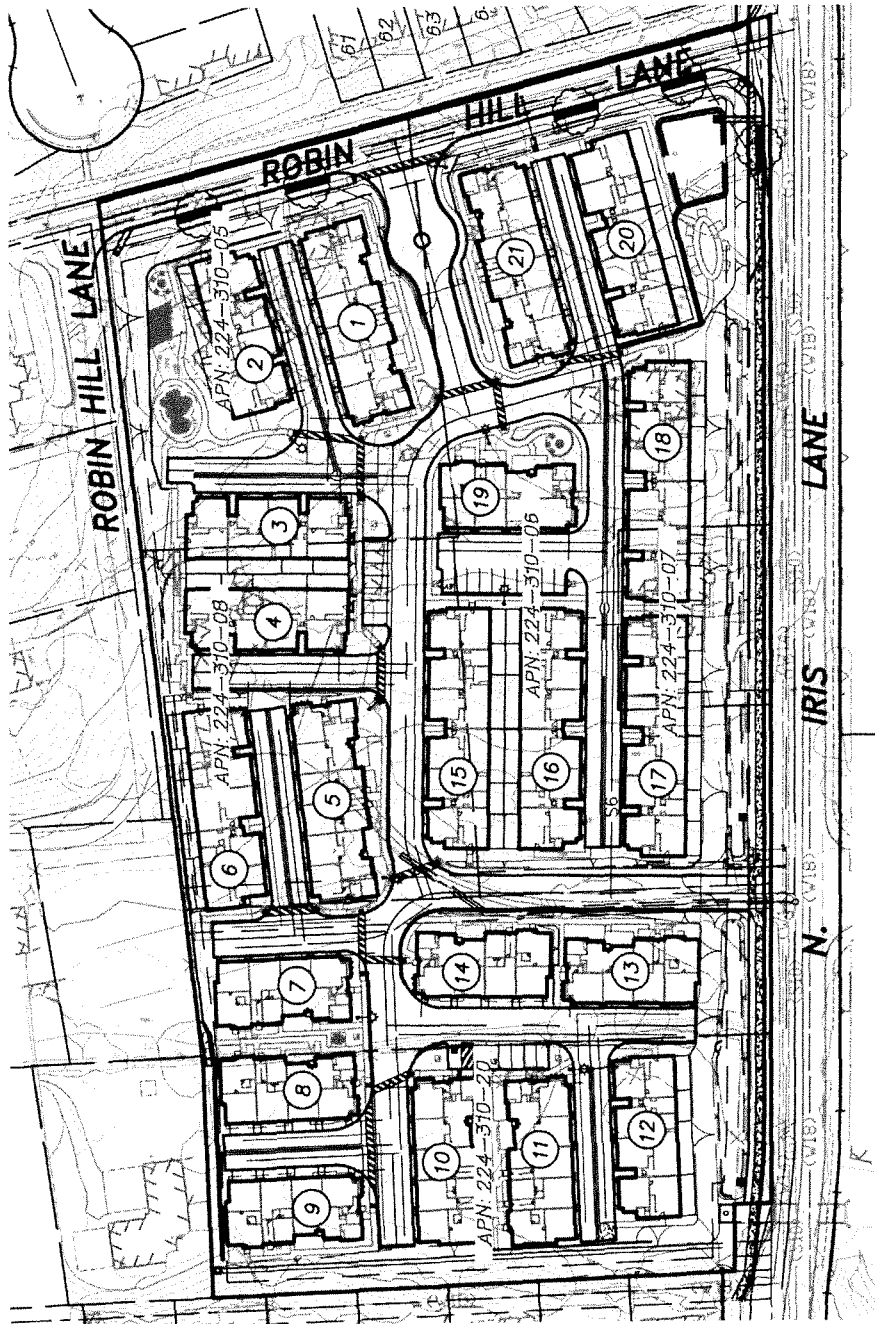
The City of Escondido will be the Lead Agency for the preparation of an Environmental Impact Report (EIR), as defined in Section 15161 of the CEQA Guidelines, for the proposed North Iris Residential Project (proposed project). The proposed project is located at the southwest corner of North Iris Lane and Robin Hill Lane, and is currently within County of San Diego's jurisdiction. The following figure depicts the location of the project within the region.



VICINITY MAP
NOT TO SCALE

Project Description

The project proposes to build 102 attached condominium dwelling units on a 7.7-acre site. Units will range in size from 1,228 square feet to 1,913 square feet, and will contain two to three stories. A private two-car garage will be included with each unit, and 26 guest parking spaces will be located throughout the development. The project proposes approximately 61,738 square feet of open space in the form of private decks and patios, a tot lot, a barbeque area, a fitness circuit, seating areas, and landscaping. Primary vehicular access to the site will be from Robin Hill Lane, with secondary emergency access will be provided on North Iris Lane. The following figure is an illustrative site plan of the proposed project.



Project Entitlements/Approvals

The proposed project consists of the following entitlements and agency approvals, which will be processed concurrently:

1. Annexation to the City of Escondido
2. General Plan Amendment from Suburban (S) to Urban III (U-3)
3. Prezone to Planned Development- Residential (PD-R)
4. Master Development Plan
5. Precise Development Plan
6. Tentative Subdivision Map
7. Certification of a Final Environmental Impact Report

The EIR will consider all potential environmental effects of the proposed project to determine the level of significance of the environmental effect, and will analyze the potential effects to the detail necessary to make appropriate determinations on significance. 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, including the Initial Study Part I form, can be found on the City's website:

<https://www.escondido.org/north-iris-condominiums>

We need 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 agencies, other agencies, and organizations must be sent and received by the City of Escondido not later than 30 days following the publication of this Notice of Preparation (**August 2, 2021**).

Project-related comments may be sent to:

Jay Paul
Senior Planner
City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
afinestone@escondido.org

If response from your agency or organization is not received, we will presume that your agency or organization has no response. A responsible agency, trustee agency, or other public agency may request a meeting with City representatives in accordance with Section 15082(c) of the CEQA Guidelines.

Public Scoping Meeting

The City will also conduct a virtual Public Scoping Meeting on **Thursday, July 22, 2021, from 3 p.m. to 5 p.m.** Your agency representative(s) and the public are invited to attend to provide comment. The purpose of this scoping meeting is to further define the issues, feasible alternatives, and potential mitigation measures that may warrant in-depth analysis in the EIR. This will be a drop-in meeting, and participants may join at any time within the two-hour timeframe. The meeting may be accessed at the following link:

<https://meet.escondido.org/northiris>

Please note that the above link will work best with the Google Chrome browser, and will not work with Internet Explorer.

Issues to be Addressed in the EIR

An Initial Study Part I form has been prepared for the project and is available at the City's Project website at the following link:

<https://www.escondido.org/north-iris-condominiums>

In accordance with Section 15063 of the CEQA Guidelines, a full Initial Study checklist will be prepared for the project, and will be posted at the above link when available. The Initial Study will identify all areas of concern to be covered in the EIR. Staff expects that traffic and transportation, air quality, greenhouse gas emissions, biological resources, cultural and tribal resources, and noise will be covered in the EIR document, but this is not necessarily an exhaustive list.