

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** North Iris Lane Residential Project

Lead Agency: City of Escondido Contact Person: Adam Finestone, City Planner  
 Mailing Address: 201 N Broadway Phone: (760) 839-4548  
 City: Escondido Zip: 92025 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: Escondido

Cross Streets: North Iris Lane and Robin Hill Lane Zip Code: 92026

Longitude/Latitude (degrees, minutes and seconds): 33 ° 09 ' 21 " N / 117 ° 05 ' 43 " W Total Acres: 7.7

Assessor's Parcel No.: Several; see project descrip. Section: 4 Twp.: T12S Range: R2W Base: San Bern

Within 2 Miles: State Hwy #: Interstate 15 Waterways: Vista Canal

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Several; see proj. desc.

**Document Type:**

- |                                               |                                                    |                                    |                                                |
|-----------------------------------------------|----------------------------------------------------|------------------------------------|------------------------------------------------|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     |                                                |

**Local Action Type:**

- |                                                            |                                                              |                                                                       |                                                |
|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan                       | <input type="checkbox"/> Rezone                                       | <input checked="" type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan                         | <input checked="" type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment         |
| <input type="checkbox"/> General Plan Element              | <input checked="" type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Coastal Permit        |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                           | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____          |

**Development Type:**

- |                                                                                    |                                                                |
|------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Residential: Units <u>102</u> Acres <u>7.7</u> | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____          | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                        | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                       | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                    |                                                                |

**Project Issues Discussed in Document:**

- |                                                              |                                                                |                                                          |                                                                  |
|--------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation                   |
| <input type="checkbox"/> Agricultural Land                   | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality                |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems       | <input type="checkbox"/> Water Supply/Groundwater                |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity       | <input checked="" type="checkbox"/> Wetland/Riparian             |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                              | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                       |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                     |
| <input type="checkbox"/> Drainage/Absorption                 | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects                      |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation  | <input checked="" type="checkbox"/> Other: <u>Greenhouse Gas</u> |

**Present Land Use/Zoning/General Plan Designation:**

Existing use: Single-family residential. County zoning is Residential- Single (RS). City General Plan is Suburban (S).

**Project Description:** *(please use a separate page if necessary)*

An Annexation, Tentative Subdivision Map for 102 condominiums; General Plan Amendment from Suburban (S) to Urban III (U-3); Prezone to Planned Development-Residential (PD-R); and Master and Precise Development Plan.

Includes APNs 224-310-05-00; 224-310-06-00; 224-310-07-00; 224-310-08-00; and 224-310-20-00.

Schools within 2 miles: Calvin Christian, Calvin Christian Elementary, Rincon Middle, Conway Elementary, Escondido High, Farr Elementary, Lincoln Elementary, Mission Middle, Pioneer Elementary, Rose Elementary, Epiphany Prep Charter, Escondido Adventist Academy, Rock Springs Elementary, Knob Hill Elementary, Meridian Academy, North Broadway School, Reidy Creek Elementary, North County Christian School.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>11</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>9</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date July 1, 2021 Ending Date August 2, 2021

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Sophia Mitchell &amp; Associates</u>	Applicant: <u>Mariana McGrain, Hallmark Development Corp.</u>
Address: <u>PO Box 1700</u>	Address: <u>740 Lomas Santa Fe Dr #204</u>
City/State/Zip: <u>Gualala, CA 95445</u>	City/State/Zip: <u>Solana Beach, CA 92075</u>
Contact: <u>Sophia Mitchell</u>	Phone: <u>(858) 481-3310 x107</u>
Phone: <u>(858) 243-0843</u>	

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Signature of Lead Agency Representative: *Ann Dolmage* Date: 6-30-21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.