

**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

<b>SCH # 2021060702</b>
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**Project Title:** North Iris Residential Project

Lead Agency: City of Escondido

Contact Person: Jay Paul

Mailing Address: 201 North Broadway

Phone: 760-839-4537

City: Escondido

Zip: 92025

County: San Diego

**Project Location:** County: San Diego

City/Nearest Community: Escondido

Cross Streets: North Iris Lane/Robin Hill Lane

Zip Code: 92026

Longitude/Latitude (degrees, minutes and seconds): 33 ° 9 ' 19.8 " N / 117 ° 5 ' 432.2 " W Total Acres: 7.7

Assessor's Parcel No.: 224-310-05, -06, -07, -08 and -20

Section: 4

Twp.: 12S

Range: 2W

Base: San Bern

Within 2 Miles: State Hwy #: Interstate 15

Waterways: Reidy Creek, Escondido Creek

Airports: n/a

Railways: n/a

Schools: Escondido HS, N Broadway Elem.

**Document Type:**

CEQA:

 NOP Draft EIR

NEPA:

 NOI

Other:

 Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Master/Precise Dev. Plan**Development Type:** Residential: Units 102 Acres 7.7 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

 Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_ Employees \_\_\_\_\_

 Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_ Employees \_\_\_\_\_

 Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

 Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

Present land use is Low-Density Residential (County of San Diego Zoning/General Plan: Village Residential VR-24)

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

The project includes the following discretionary actions to construct 102 residential condominiums:

- Annexation/Reorganization from the County of San Diego into the City of Escondido
- General Plan Amendment from Suburban (up to 3.3 du/acre) to Urban 3 (up to 18 du/acre)
- Prezone/Rezone to Planned Development – No Zoning designation to Residential (PD-R 13.2) with a density of 13.2 units/acre
- Master and Precise Development Plan in accordance with Escondido Municipal Code, Chapter 33 – Zoning, Article 19. Planned Development (P-D Zone)
- Tentative Subdivision Map approval for the creation of one lot air-space units on the project site.

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 and "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input 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 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 checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input 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"/> Other: <u>County of San Diego Dept. of Land Use</u> |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: <u>San Diego LAFCO</u>                       |
| <input type="checkbox"/> Housing & Community Development             |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date September 20, 2022 Ending Date November 3, 2022

**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 Drive, #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 ext 107</u>
Phone: <u>858-243-0843</u>	

Signature of Lead Agency Representative:  Date: 9-13-2022

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