



CITY OF ESCONDIDO  
 Planning Division  
 201 North Broadway  
 Escondido, CA 92025-2798  
 (760) 839-4671  
 Fax: (760) 839-4313

FOR INTERNAL USE ONLY	
Case No.:	_____
Date Filed:	_____
Fee:	_____
Receipt No.:	_____
Rec'd by:	_____
Related Cases:	_____

**INITIAL STUDY FORM – PART I  
 (To Be Completed by Applicant)**

**APPLICANT/CONTACT PERSON**

Name (Print): Mariana McGrain  
 Address: 740 Lomas Santa Fe Drive  
 City, State, Zip: Solana Beach CA 92075  
 Phone: 858-481-3310 x107  
 Fax: \_\_\_\_\_  
 E-mail: mmcgrain@hallmarkcommunities.com  
 Signature: \_\_\_\_\_

**OWNER** (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): See Attached  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 (authorizing applicant to submit application)

**SITE INFORMATION**

Property Address: 2039, 47, 85 & 89 N Iris Lane  
 Assessor's Parcel No.(s): 2243105, 06, 07, 08 & 20  
 General Plan Designation: County VR-24 /Proposed U3

Tier/Neighborhood: County / Proposed Urban3 R3  
 Zoning: County VR-24/ Proposed R3  
 Overlay Zone: \_\_\_\_\_

List other agencies which have, or must, approve the project:

Possibly Lafco with regard to the Annexation

Describe the proposed project (attach statement if necessary):

To detach the APNs from the county jurisdiction and annex into the City of Escondido and develop 102 multifamily development under a GPA amendment to change the land use to U3 and Rezone to R3 18 DU/acre (PD-R-18).

Describe the type of application (Conditional Use Permit, Variance, etc.):

Annexation, GPA, Rezone, TSM and Planned Development Application

Size of parcel (acreage): 7.69 acres (gross)

Square footage of each building: Interlocking Approx 9,456 SF and Conventional TH Approx 7,588 SF

If a subdivision, range of lot sizes: From: \_\_\_\_\_ Square Feet to \_\_\_\_\_ Square Feet.

Number of floors: 2 Story with a 3rd floor pop-up

Number of parking spaces provided: 202 covered garage spaces and 26 uncovered guest spaces

**Applicant Owners:**

Eric Walker  
2047 N Iris Lane  
Escondido, CA  
224-310-08  
1.17 acres of ownership total

Debra Lindblad  
2039 N Iris Lane  
Escondido, CA  
224-310-07  
.29 acres of ownership total

Robert Price  
2085 & 2089 N Iris Lane  
Escondido, CA  
224-310-05, 06 & 20  
6.43 acres of ownership total

Is this project to be developed in several phases?  YES  NO If yes, give dates:

Development phasing is to be determined. However, the land development would be all done in one phase completing all grading and improvements in one phase.

Amount of grading proposed in yards: 17,723 CY of cut with 33,015 CY of fill and 15,292 CY of import

Height of maximum cut slope: 14' cut

Height of maximum fill slope: 10' max fill slope

Slope inclinations: 2:1

Is this a portion of any larger project?  YES  NO If yes, describe on an attached sheet.

If residential, include the number of units, size of units (number of rooms), and/or lots, and type of household size.

Project will have 102 multifamily units ranging from 2 bedroom, 3 bedroom and 4 bedroom units.

If commercial, indicate the type (CG, CT, etc.) square footage of sales area.

n/a

If industrial, indicate type and estimated number of employees.

n/a

If institutional, indicate the major function, estimating number of employees, estimated occupancy.

n/a

If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required (see required findings in Zoning Code).

The project includes an application for prezone which will lower the maximum density from 24 DU/acre to 18 DU/acre.

This is consistent with the General Plan Annexation Policy 16.2.

Are the following items applicable to the project or its effects: Discuss below all items checked yes.  
(Attach additional sheets if necessary.)

- Change in existing features of any lakes or hills, or substantial alteration of topography or drainage. (If yes, submit accurate topo and grading plan).  Yes  No
- Change in scenic views or vistas from existing residential areas or public lands or roads.  Yes  No
- Change in pattern, scale or character of general area of project.  Yes  No
- Significant amounts of solid waste or litter.  Yes  No
- Result in dust, ash, smoke, fumes or odors being discharged in the vicinity.  Yes  No
- Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.  Yes  No
- Substantial change in existing noise or vibration levels in the vicinity.  Yes  No
- Site on filled land or on slope of 10 percent or more. **(If site contains any slope in excess of 10 percent, submit accurate topo).**  Yes  No
- Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.  Yes  No
- Substantial increase in demand for municipal services (police, fire, water, sewage, etc.).  Yes  No
- Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).  Yes  No
- Relationship to a larger project or series of projects.  Yes  No

**ENVIRONMENTAL SETTING** (Enclose several photographs of property keyed to a site map taken from various vantage points, with specific shots taken to display trees, shrubs, topography, and stream course(s), if any.)

Describe the project site as it exists before the project, including information of topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. (Please review the Escondido Historical Survey at the Planning Department.) Describe any existing structures on the site and use of the structures. (Use additional sheets if necessary.)

There are 4 SFR over the 5 parcels, the site mainly consists of non-native grasslands there is also an active horse corral on the southerly parcel. There is an above surface drainage channel that captures rain water run off from properties located westerly draining SW to the culvert inlet located at the SW corner of the site along N. Iris. Ln

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Describe the surrounding properties, including information on zoning plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.) and intensity of land use (one family, apartment, houses, shops, department stores, etc.).

A multi-family residential zoned property is located adjacent to the north property line of the subject property.

Single-family zoned parcels are located on the project's southern property line. Single family zoned parcels in the county's sphere of influence are located on the project's western property line.

To the east there is a local collector street known as N. Iris Lane and a multifamily senior living development adjacent to N. Iris Lane. The proposed annexation and density reduction will bring the property into conformance with these surrounding properties.

Archaeological Setting:

- 1. Is the property within 1/4 mile of a stream course?  Yes  No
- 2. Are there any granitic outcrops on the project site?  Yes  No
- 3. Are there any isolated areas of dark soil development on the project site?  Yes  No
- 4. Are there any surface concentrations of stone flakes, bone, or pottery fragments on the property?  Yes  No
- 5. Are there any prehistoric assemblages of rock or rock art on the property?  Yes  No

For projects consisting of residential units (adult or family), request in writing a letter from the:

- 1. Escondido Union School District
- 2. Escondido Union High School District

describing the project's impact on enrollment and submit the school letters **WITH THE FORM**.

In all cases in which a mature tree is being removed from a right-of-way, include a justification and picture of the tree.

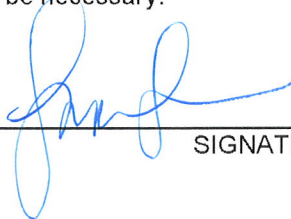
**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented is true and correct to the best of my knowledge and belief.

I further understand that additional information or requirements may be necessary.

2.28.2021

DATE



SIGNATURE

**Signatures.** Applicant and property owner signature lines must be signed, even if the applicant and property owner are the same. The signature of the architect and/or engineer is also required if drawings are submitted by professional architects and/or engineers.

**Applicant**

As part of this application the applicant hereby agrees to defend, indemnify and hold harmless the City of Escondido, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Escondido, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth herein. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed.

By signing below, I hereby certify that the application I am submitting, including all additional required information, is complete and accurate to the best of my knowledge. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper by the City of Escondido.

Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

2-28-21

**Property Owner**

By signing below, I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. All other owners, lenders or other affected parties on the title to the property have been notified of the filing of this application. Further, I hereby authorize City of Escondido employees and officers to enter upon the subject property, as necessary to inspect the premises and process this application.

In order to facilitate the public review process, the City requires that property owners agree to allow any plans or drawings submitted as part of the application to be copied for members of the public. Property owner(s) hereby agree to allow the City to copy the plans or drawings for the limited purpose of facilitating the public review process.

Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

See Authorization Letter

2-28-21

**Architect/Engineer**

In order to facilitate the public review process, the City requires that architects and engineers agree to allow any plans, drawings, studies or reports submitted as part of the application to be copied for members of the public. Architect/Engineer hereby agrees to allow the City to copy the plans, drawings, studies or reports for the limited purpose of facilitating the public review process.

Architect: \_\_\_\_\_

Date: \_\_\_\_\_

WHA - Louisa Felletto

2-28-21

Engineer: \_\_\_\_\_

Date: \_\_\_\_\_

SBC - Aaron Parker

2-28-21