



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

**NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NORTH IRIS
RESIDENTIAL PROJECT (SCH #2021060702)
City File Nos. PHG20-0032, PL21-0126, PL21-0127, PL21-0128, PL20-0738, PL20-0739**

The City of Escondido (“City”), as the lead agency pursuant to the California Environmental Quality Act of 1970 (“CEQA”) statutes (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 a 102-unit, multi-family residential/condominium project on approximately 7.7 acres located on the west side of N. Iris Lane, south of Robin Hill Lane, north and east of Centre City Parkway, addressed at 2039, 2047, 2085 and 2089 North Iris Lane (Assessor’s Parcel Numbers 224-310-05, -06, -07, -08 and -20). The project site is currently within San Diego County’s jurisdiction but adjacent to areas that are within the City of Escondido. The Draft EIR is now available for public review and comment.

The project proposes ten 4-Plex buildings (40 units), four 5-plex buildings (20 units), and seven 6-plex buildings (42 units) for a total of 102 units. This includes 14 two-bedroom units, 30 three-bedroom units and 58 four-bedroom units. The project would be gated and access would be provided from N. Iris Lane and Robin Hill Lane. Open space within the project would total 97,040 square feet (approximately 2.22 acres) and includes a mix of common open space and private open space. The project proposes a total of 231 parking spaces that includes 204 garage spaces and 27 open guest spaces. Roadway and pedestrian improvements are planned along North Iris Lane and Robin Hill Lane. The existing residential structures and associated buildings on the site would be demolished and removed. Grading activities include 17,700 cubic yards (c.y.) of cut and 39,800 c.y. of fill, with a net import of 22,100 c.y. The project applicant is requesting the following discretionary approvals from the City and Local Agency Formation Commission (LAFCO) to allow for development of the proposed project:

- 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 existing City zoning 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

The Draft EIR evaluates the environmental impacts associated with project implementation. Environmental analysis presented in the EIR concluded that the project would result in significant environmental impacts with respect to biological resources, cultural resources/tribal cultural resources, geology and soils, hazards and hazardous materials, noise, and transportation. 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 later in 2022.

In accordance with section 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 September 20, 2022 and end on November 3, 2022. Written comments regarding the adequacy of this Draft EIR must be received by 5:00 p.m. on November 3, 2022. The Draft EIR and associated documents are on file and available for public review in the Escondido Planning Division, at 201 N. Broadway, and posted on the City of Escondido web site (Active Development Projects - <https://www.escondido.org/north-iris-condominiums>. Further information may be obtained by contacting Jay Paul, Senior Planner at the Planning Division, telephone (760) 839-4537 or via email at jpaul@escondido.org. Please refer to Case No. PHG 20-0032.

Dated: September 14, 2022


Jay Paul
Senior Planner

