



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 741-4671

Notice of Completion

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: PHG 20-0035 (Solaris Business Park Project)
Lead Agency: City of Escondido Planning Division **Contact Person:** Jay Paul, Senior Planner
Street Address: 201 N. Broadway, Escondido, CA 92025 **Phone:** (760) 839-4537 jpaul@escondido.org
City Escondido **Zip:** 92025 **County:** San Diego

Project Location: South and east sides of Country Club Lane, within the County of San Diego jurisdiction, south of E. Mission Road and Interstate 15, west of Auto Park Way
Assessor's Parcel Nos. (APN 238-400-06, -14, -15, -16, -22, -23 and 232-030-15).
Latitude and Longitude Latitude 33.125531°N Longitude 117.124813°W

County: San Diego **City/Nearest Community:** City of Escondido

Cross Streets: Progress Place, Auto Park Way **Zip Code:** 92029 **Total Acres:** Approx.45.4 acres

APN Nos.: See above **Section:** 19 **Twp.:** 12 South **Range:** 2 West **Base:** Escondido Quad

Within 2 Miles: **State Hwy #:** Interstate 15 HWY 78 **Waterways:** N/A

Airports: N/A **Railways:** NCTD Sprinter **Schools:** Mission Hills HS

Document Type

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

Local Action Type

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input checked="" type="checkbox"/> Annexation |
| <input 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 type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, Parcel Map, etc.) | <input type="checkbox"/> Other |

Development Type

- | | |
|--|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>500,000</u> Acres <u>45.4</u> Employees <u>N/A</u> | <input type="checkbox"/> Power: Type _____ Watts _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document

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

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 Prepara

or previous draft document) please fill in.

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Present Land Use/Zoning/General Plan Use

The project site is a 45.4-acre, mostly undeveloped property, and abuts the City limits on its eastern and northern edges. The project site is surrounded by development on all sides. To the southeast of the site is the Palomar Medical Center; immediately to the south, east and north is single family residential development; to the west of the site is commercial, light industrial, and business park uses; and to the southwest is equestrian and lower density residential development. The project site is located within the County of San Diego jurisdiction with a General Plan designation of Village Residential and zoning designation of Limited Agriculture and Rural Residential. The site is located within the Escondido Sphere of Influence and Planning Area with a General Plan land-use designation of Specific Plan.

Project Description

The Solaris Business Park Specific Plan provides a comprehensive set of design guidelines, development regulations, and implementing processes for the development of the project. The project is a proposed business park consisting of up to 500,000 square feet of building space with a range of allowable uses, including light industrial, indoor manufacturing, storage, office, medical office, and new automobile sales. The proposed project consists of the following entitlements and agency approvals, which would be processed concurrently unless noted:

1. Annexation/Reorganization
2. Prezone/Rezone
3. Specific Plan
4. Tentative Subdivision Map

Reviewing Agencies Checklist

PHG 20-0035

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".

<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>San Diego</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 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 checked="" type="checkbox"/> Other: <u>U.S Army Corp, County of San Diego Dev. Services</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Rincon and Vallecitos Water Districts, 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 August 26, 2022 Ending Date September 26, 2022

Lead Agency (Complete if applicable):

Consulting Firm: DUDEK Applicant: Country Club Ventures, LP
Address: 2280 Historic Decatur Road, Suite 200 Address: 1000 Pioneer Way
City/State/Zip: San Diego, CA 92106 City/State/Zip: El Cajon, CA 92020
Contact: Sean Kilkenny, Project Manager Phone: 619.440.7424
Phone: 619.591.1379

Signature of Lead Agency Representative:  Date: August 23, 2022

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