



NOTICE OF PREPARATION (NOP) AND NOTICE OF SCOPING MEETING

**Solaris Business Park Project
City Project Number: PHG20-0035**

Date: August 30, 2022

To: State Agencies, Responsible Agencies, Local and Public Agencies, Trustee Agencies, Interested Parties

From: Adam Finestone, City Planner
City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025

Subject: Notice of Preparation and Public Scoping Meeting for the Solaris Business Park Project, City Project Number: PHG20-0035

In implementing its duties under the California Environmental Quality Act ("CEQA"), the City of Escondido, serving as Lead Agency, intends to prepare an environmental impact report ("EIR") for the development of the Solaris Business Park Specific Plan, with up to 500,000 square feet of building space. In accordance with Section 15082 of the CEQA Guidelines, the City of Escondido has prepared this Notice of Preparation ("NOP") to provide responsible and trustee agencies with sufficient information describing the proposed project and its potential environmental effects. The proposed project description, location, and the scope of the EIR are contained in the attached materials.

Project Title: Solaris Business Park

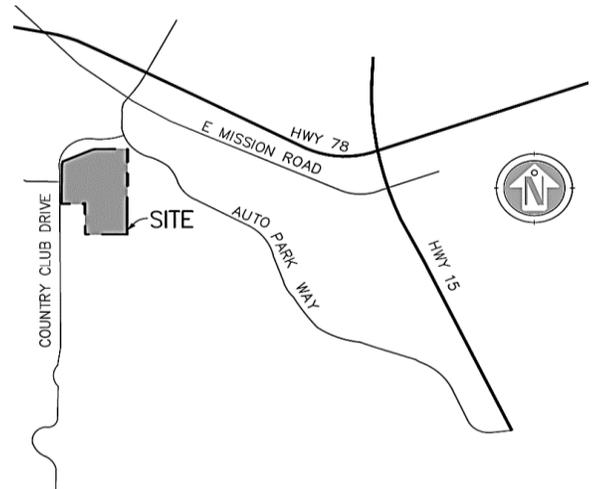
Project Applicant: J. Whalen Associates

Project Location: On the south and east side of Country Club Lane, approximately 1 mile west of Interstate 15 and State Route (SR-78) interchange, within the unincorporated San Diego County, California 92029, (Assessor's Parcel Numbers 228-400-14, -15, -16, -22, -23 and 232-030-15).

As specified by the CEQA Guidelines, the NOP will be re-circulated for a 30-day review period beginning on **September 2, 2022 to October 3, 2022**. The City is interested in input and/or comments of public agencies as to the scope and content of the environmental information that will be studied in connection with the proposed project. Public agencies may need to use the EIR prepared by the City when considering applicable permits or other approvals for the proposed project. The general public is also encouraged to provide input on the environmental issues to be evaluated.

Please send your responses **no later than 5:00 P.M. PST on October 3, 2022** to the Escondido Planning Division, **Jay Paul, Senior Planner** at the City of Escondido, Planning Division, 201 N. Broadway, Escondido, California, 92025 or by email at jpaul@escondido.org. As part of the NOP process, the City is holding a Virtual Public Scoping Meeting on Wednesday, September 14, 2022 from 4 P.M. to 5:30 P.M., to receive comments. If you would like to participate in the virtual scoping meeting, please visit the following video conference link anytime between 4 P.M. and 5:30 P.M.

<https://us06web.zoom.us/j/85000202272?pwd=SnkyWVJKUVgwRIFZVjZpTHE5MIFlQT09>



Signature: JPaul

Jay Paul, Senior Planner, City of Escondido Planning Division

An electronic version of this notice, project related documents and Initial Study can be found on the City's website: <https://www.escondido.org/solaris-business-park>

NOTICE OF PREPARATION (NOP) AND NOTICE OF SCOPING MEETING

NOP Comment Period: September 2, 2022 to October 3, 2022

Solaris Business Park Project (City Case No: PHG20-0035)

The City of Escondido will be the Lead Agency for the preparation of an environmental impact report (“EIR”), as defined in section 15161 of the CEQA Guidelines, for the proposed Solaris Business Park Specific Plan (“Project”). The project site is located on the south and east sides of County Club Lane, approximately 1 mile west of the Interstate 15 (I-15)/State Route (SR) 78 Freeway Interchange (Figures 1 and 2).

The Project is a proposed Specific Plan which would provide for development of an industrial business park with a range of allowable uses comprising up to 500,000 square feet of building space. Anticipated allowable uses would include a range of light industrial, indoor manufacturing, storage, office, medical office, and new automobile dealership (indoor storage only).

The EIR will consider all potential environmental effects of the Project, will analyze the potential effects to the detail necessary to make appropriate determinations on significance, and propose feasible mitigation measures to avoid or reduce potentially significant environmental effects to less than significant level. In addition, the EIR may consider those environmental issues which are raised by responsible agencies, trustee agencies, and members of the public or related agencies during the NOP process. An electronic version of this notice, project related documents and Initial Study can be found on the City’s website: <https://www.escondido.org/solarisbusinesspark>.

The City of Escondido needs to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency’s statutory responsibilities or of interest to you in connection with the proposed project. This includes the following for responsible and trustee agencies:

1. Whether your agency will be a responsible or trustee agency.
2. List of permits or approvals required by your agency for the proposed project.
3. If your agency would like to meet with the City regarding the proposed project.
4. Significant environmental issues and reasonable alternatives and/or mitigation measure(s).

Due to the time limits mandated by state law, responses from responsible agencies, other agencies, and organizations must be sent and received by the City of Escondido not later than 30 days following the publication of this Notice of Preparation (5 pm PDT on October 3, 2022). Project-related comments may be sent to:

Jay Paul, Senior Planner
City of Escondido Planning Division
201 N. Broadway Escondido, CA
92025
jpaul@escondido.org

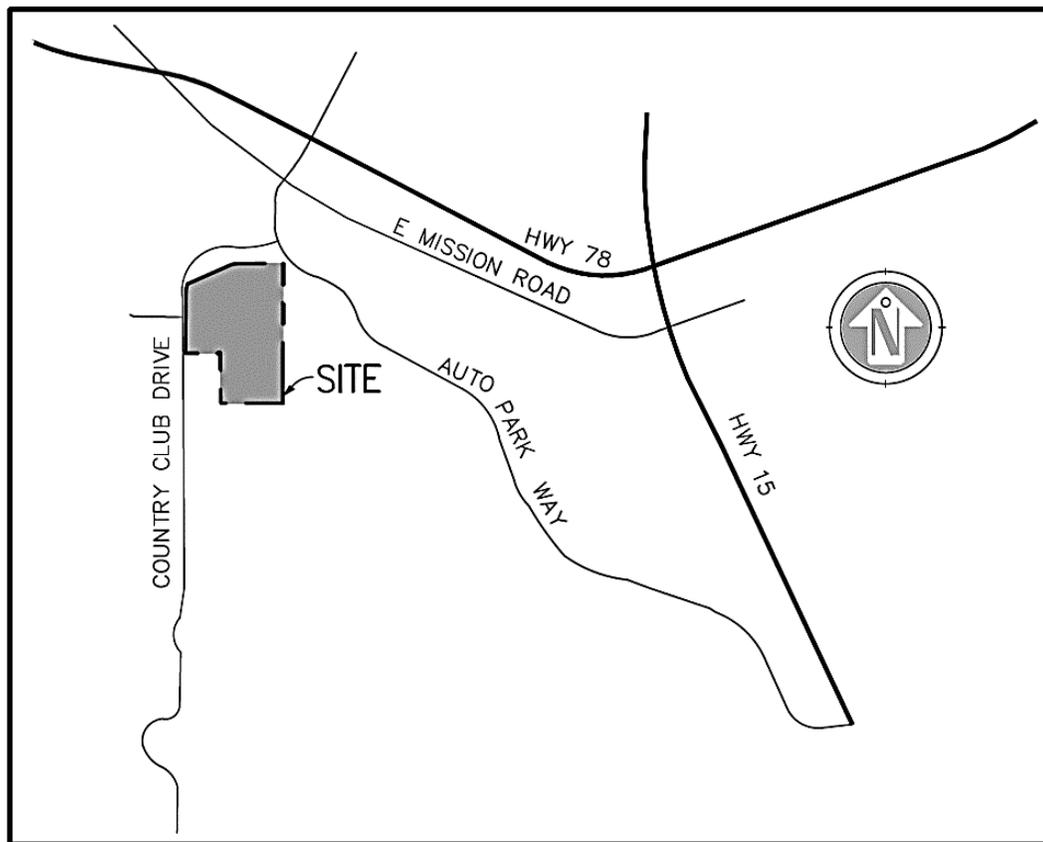
Description of Project: Project Overview

The proposed Solaris Business Park Specific Plan would provide a comprehensive set of design guidelines, development regulations, and implementing processes for the development of the Project. The Project is a proposed industrial 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 (indoor storage only).

The project site is a 45.4-acre, mostly undeveloped property located on the south and east sides of Country Club Lane, approximately 1 mile west of the I-15/SR-78 freeway interchange. The Project site is located in unincorporated San Diego County, adjacent to the City of Escondido municipal boundary, and within the City's Sphere of Influence and Planning Area (Figure 1, Vicinity Map). The Project site is comprised of Assessor Parcel Numbers (APN) 228-400-14, -15, -16, -22, -23 and 232-030-15.

The project site is adjacent to the Escondido City limits on its western and northeastern edges and annexation/reorganization to the City of Escondido is proposed. Accordingly, the project includes several requested entitlements and approvals, including a Specific Plan, Prezone/Rezone, Tentative Subdivision Map, Grading Exemptions, and EIR.

Figure 1



VICINITY MAP

Project Setting

The project site is primarily undeveloped and surrounded by a variety of 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 comprised of predominantly granitic soils and rock outcroppings and is characterized by a minor ridgeline running generally north-south in the approximate center of the site. Elevations range between approximately 700 feet above mean sea level to approximately 890 feet above mean sea level. A San Diego Gas & Electric 69-kV transmission line crosses the lower third of the project site diagonally from the southeast to the northwest. The project site is within the City of Escondido's Sphere of Influence and is identified within a Specific Plan Area, SPA #8 (Escondido Research Technology Center – Harmony Grove) by the General Plan Land Use Map.

Access and Circulation

Regional access to the site is via SR-78 and I-15 with the SR-78/Nordahl Road and I-15/West Valley Parkway interchanges serving as the most proximal freeway access points. Direct access to the site is provided via Country Club Drive which intersects Auto Park Way to the northeast, and Harmony Grove Village Parkway to the south. Project access is proposed via a new, four-way intersection at Progress Place and Country Club Drive. Country Club Way serves as an emergency access for the project onto Country Club Drive. Refer to Figure 2, Project site.

Project Site History

Historically, the project site has undergone alteration. Foundations for four estate-style homesites were created in association with a rural subdivision of the properties, and two vacant homes reside along Country Club Way in the northwestern portion of the site.

The project site was previously cleared under a County of San Diego issued Habitat Loss Permit (County of San Diego HLP-15-002). Mitigation was provided in the form of purchasing mitigation bank credits (Open Space Easement, DOC# 2017-0531742).

Solaris Business Park Specific Plan.

The Solaris Business Park Specific Plan will be prepared to guide the development of the Solaris Business Park Project, consistent with the vision, goals, policies, and objectives of the City of Escondido General Plan. The purpose and intent of the Solaris Business Park Specific Plan are to provide project objectives, design guidelines, development regulations, and implementing processes for the development of a business park project with a range of allowable uses comprising up to 500,000 square feet of building space. The Site Plan is depicted in Figure 3, Conceptual Site Plan. The project objectives, design guidelines, development regulations, and implementing processes presented therein will reflect the intent to plan the site for the industrial business park uses that generate high quality jobs and business activities that provide fiscal benefits to the City, are compatible with the surrounding community, and are consistent with the City's General Plan.

Project Entitlements / Approvals:

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 Tract Map
5. Grading Exemptions
6. Certification of Final Environmental Impact Report

Environmental Impact Report: An EIR has been identified as the environmental document to be prepared for the project in accordance with section 15063 of the CEQA Guidelines. The City of Escondido determined that an EIR will be prepared to address potential direct and cumulative impacts associated with aesthetics, agriculture resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation/traffic, tribal cultural resources, utilities and service systems, and wildfire.

Project Website: Please see the City's project website for more information about the Project and Initial Study:

<https://www.escondido.org/solaris-business-park>

NOP Public Scoping Meeting: A virtual public Scoping Meeting will be held on Wednesday, September 14, 2022 from 4 P.M. to 5:30 P.M., to receive comments. This will be a drop-in meeting and participants may join at any time within the 1.5-hour timeframe. If you would like to participate in the virtual scoping meeting, please visit the following video conference link anytime between 4 P.M. and 5 P.M. All written comments received at this meeting will be considered in the preparation of the EIR and become part of the record.

<https://us06web.zoom.us/j/85000202272?pwd=SnkyWVJKUVgwRIFZVjZpTHE5MIFIQT09>

The City of Escondido is an equal opportunity public entity and does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of service. In compliance with the Americans with Disabilities Act (ADA; Section 504 rehabilitation act of 1973), if you need special assistance to participate in this meeting, please contact the ADA coordinator, (760) 839-4643 at (760) 633-2710 at least 48 hours before the meeting if disability accommodations are needed.

Figure 2

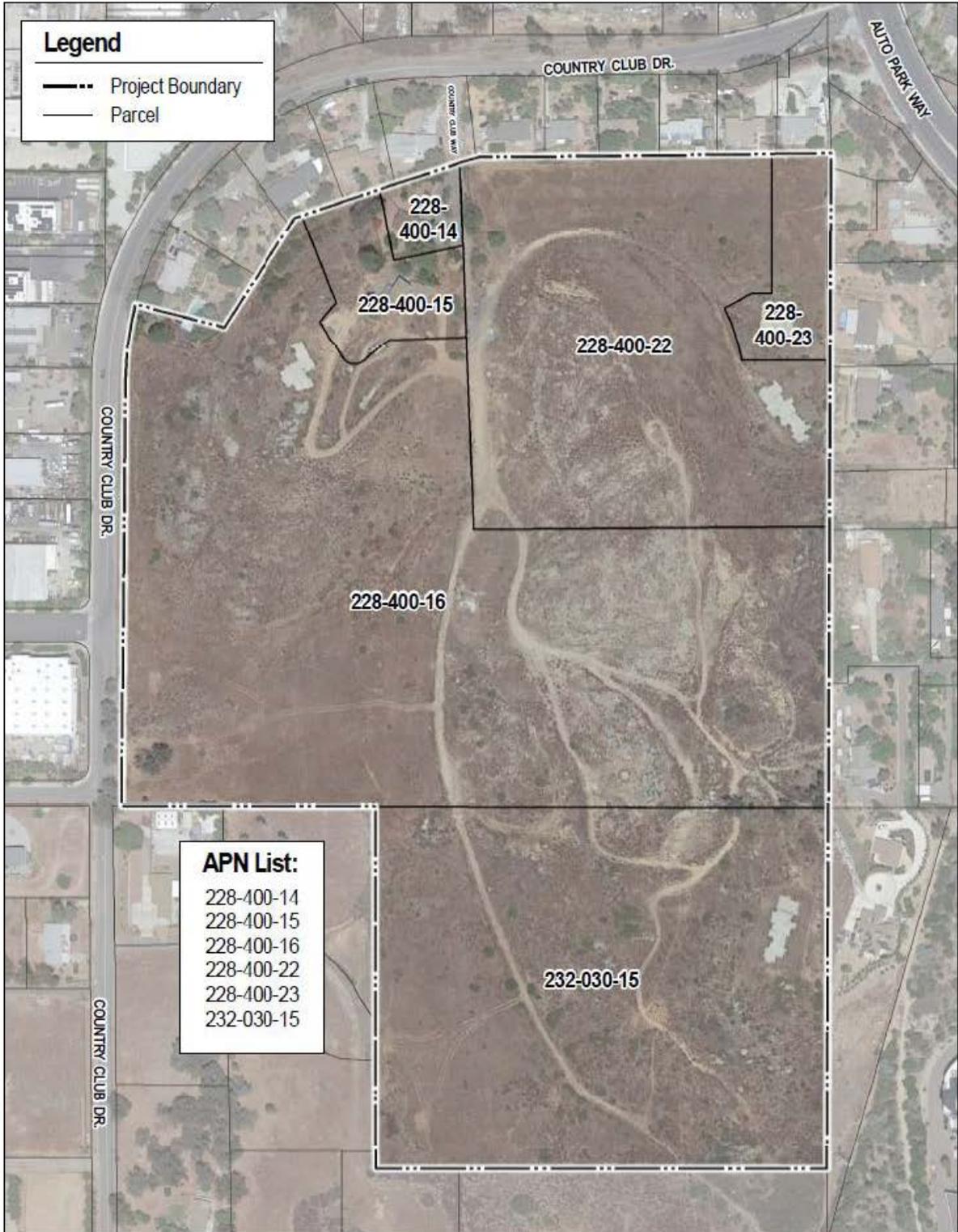


Figure 3
Site Plan

