



**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

<b>SCH</b>	<b>2022080546</b>
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**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 State Route 78, west of Interstate 15 and Auto Park Way  
 Assessor's Parcel Nos. (APN 238-400-14, -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**

CEQA:  NOP  Supplement/Subsequent **NEPA:**  NOI **Other:**  Joint Document  
 Early Cons  EIR (Prior SCH No.)  EA  Final Document  
 Neg Dec  Other  Draft EIS  Other  
 Draft EIR  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, Parcel Map, etc.)  Other

**Development Type**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. 500,000 Acres 45.4 Employees N/A  Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document**

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

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.

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## Notice of Completion, PHG 20-0035

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### **Present Land Use/Zoning/General Plan Use**

The project site is a 45.4-acre, mostly undeveloped property, and is adjacent to City limits on its western and northeastern 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 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 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
5. Grading Exemptions

## 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 September 2, 2022 Ending Date October 3, 2022

### Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: *J Paul* Date: August 30, 2022

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