



CITY OF ESCONDIDO
 Planning Division
 201 North Broadway
 Escondido, CA 92025-2798
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PHG 20-0035

FOR INTERNAL USE ONLY	
Case No.:	PHG 20-0035
Date Filed:	6-29-20
Fee:	
Receipt No.:	PRR-32759
Rec'd by:	
Related Cases:	

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

APPLICANT/CONTACT PERSON

Name (Print): James Whalen
 Address: 1660 Hotel Circle North, Suite 725
 City, State, Zip: San Diego, CA 92108
 Phone: (619) 683-5544
 Fax: _____
 E-mail: jwhalen@jwhalen.net
 Signature: [Signature]

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

Name (Print): Country Club Ventures LP
 Address: 1000 Pioneer Way
 City, State, Zip: El Cajon, CA 92020
 Phone: (619) 440-7424
 Fax: _____
 E-mail: brendan@hamannco.com
 Signature: [Signature]
 (authorizing applicant to submit application)

SITE INFORMATION

Property Address: Country Club Dr./Country Club Way
 Assessor's Parcel No.(s): Various (See Attached list)
 General Plan Designation: Specific Plan

Tier/Neighborhood: N/A
 Zoning: Prezone for Specific Plan
 Overlay Zone: N/A

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

Describe the proposed project (attach statement if necessary):
Amendment to the Escondido Research and Technology Specific Plan to add the Project Site and allow up to 446,000 square feet of business park uses. The project requires an annexation to the City of Escondido.

Describe the type of application (Conditional Use Permit, Variance, etc.):
Specific Plan Amendment, Prezone for a Specific Plan, Annexation

Size of parcel (acreage): Approximately 45 Acres

Square footage of each building: 6 Bldgs. A: 138k, B: 44.5k, C: 63.7k, D: 52.2k, E: 40.8k, F: 106.5k

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

Number of floors: TBD

Number of parking spaces provided: TBD

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

Amount of grading proposed in yards: TBD

Height of maximum cut slope: TBD

Height of maximum fill slope: TBD

Slope inclinations: TBD

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.

The project proposes an age-qualified housing and long-term care facility component adjacent to the existing hospital.

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

The project proposes a potential automobile dealership (with no outdoor storage).

If industrial, indicate type and estimated number of employees.

TBD

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

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 requires a prezone for a Specific Plan Amendment to add the project site as a planning area to the

Escondido Research and Technology Specific Plan.

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.)

The Project Site is an approximately 46-Acre undeveloped property comprised of predominantly granitic soils and rock outcroppings. The Site is characterized by a minor hill in the approximate center of the property with elevations ranging between approximately 700 feet AMSL to approximately 890 feet AMSL. The Project Site supports three existing and occupied single family homes.

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.).

Single family homes exist immediately south, east, and north of the Site. Residential and equestrian uses exist to the west of the Site in an unincorporated "County Island" area. The Palomar Medical Center exists immediately to the east and southeast of the Site. Industrial, office, and general commercial uses are also found immediately west of the Site and north of the Site along the western and northern boundary of Country Club Drive. The Project Site is due west of the SR 78/I-15 Interchange and is approximately 2,000 feet from the SR 78/Nordahl Road Interchange.

Archaeological Setting:

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

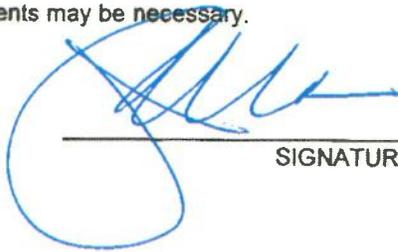
CERTIFICATION

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.

6/22/20

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: 6/5/20

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: 6/8/20

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: 6-5-20

Engineer: _____

Date: _____

SOLARIS BUSINESS PARK PROJECT SITE AERIAL & PHOTO SURVEY



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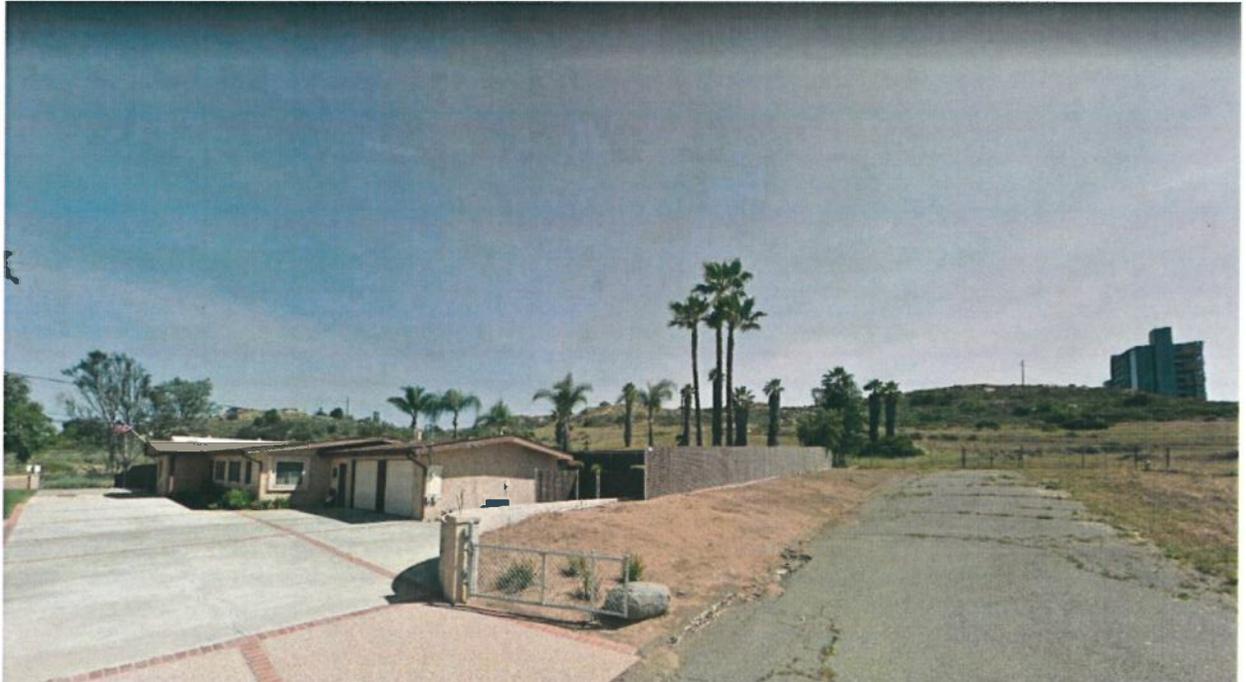
**SITE PHOTO 1:
LOOKING SOUTH FROM COUNTRY CLUB WAY GATE**



**SITE PHOTO 2:
LOOKING SOUTHEAST ALONG COUNTRY CLUB DRIVE**



**SITE PHOTO 3:
LOOKING NORTHEAST FROM COUNTRY CLUB DRIVE
AND PROGRESS PLACE INTERSECTION**



**SITE PHOTO 4:
LOOKING NORTHEAST FROM COUNTRY CLUB DRIVE
AND DINARA DRIVE INTERSECTION**