

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812 - (916) 445-0613

See NOTE Below:

Project Title: SUNROAD COMMERCIAL PROJECT

Lead Agency: CITY OF VISTA Contact Person: JOHN HAMILTON

SCH # 2019029136

Street Address: 200 CIVIC CENTER DR. Phone: (760) 643-5391 City: VISTA Zip: 92084 County: SAN DIEGO

### PROJECT LOCATION:

County: SAN DIEGO City/Nearest Community: VISTA

Cross Streets: HACIENDA DRIVE /VISTA VILLAGE DRIVE Total Acres: 4.12

Lat. / Long. 33° 11' 37.3" N; - 117° 14' 58.2" W

Assessor's Parcel Nos. 164-231-01, -02, -03, -04, and -36

Within 2 Miles: State Hwy #: 78 Waterways: BUENA VISTA CREEK

Airports: N/A Railways: NCTD SPRINTER Schools: BREEZE HILL ELEM.; VISTA MAGNET M.S.; MG RAYMOND MURRAY H.S., VISTA INNOVATION DESIGN ACADEMY, OLIVE ELEM.

### DOCUMENT TYPE:

CEQA: ☐ NOP ☐ Supplement/Subsequent  
☐ Early Cons ☐ EIR (Prior SCH No.)  
☐ Neg Dec ☐ Other:  
☒ Draft EIR

NEPA: ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI

OTHER: ☐ Joint Document  
☐ Final Document  
☐ Other: \_\_\_\_\_

Governor's Office of Planning & Research

### LOCAL ACTION TYPE:

☐ General Plan Update ☐ Specific Plan ☐ Rezone  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone  
☐ General Plan Element ☐ Planned Unit Development ☒ Special Use Permit  
☐ Community Plan ☒ Site Development Plan ☒ Land Division (Subdivision, Parcel Map, Tract Map, etc.)

☐ Annexation  
☒ Redevelopment  
☐ Coastal Permit  
☐ Other: \_\_\_\_\_

OCT 03 2019

STATE CLEARINGHOUSE

### DEVELOPMENT TYPE:

☐ Residential: Units Acres  
☐ Office: Sq. Ft. n/a Acres n/a Employees n/a  
☒ Commercial: 89,522 Sq. Ft. Acres 4.12 Employees n/a  
☐ Industrial: Sq. Ft. n/a Acres n/a Employees n/a  
☐ Educational: n/a  
☐ Recreational: n/a

☐ Water Facilities: Type n/a MGD n/a  
☐ Transportation: Type n/a  
☐ Mining: Mineral n/a  
☐ Power: Type Watts n/a  
☐ Waste Treatment: Type n/a  
☐ Hazardous Water: Type n/a  
☐ Other: \_\_\_\_\_

### PROJECT ISSUES DISCUSSED IN DOCUMENT:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation  
☒ Agricultural Land ☒ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality  
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Ground Water  
☒ Archaeological/Historical ☒ Geological/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian  
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement  
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use  
☒ Drainage/Absorption ☒ Population/Hsg. Balance ☒ Toxic/Hazardous ☒ Cumulative Effects  
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: GHG Emissions

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

VACANT / C-1 (COMMERCIAL) / GC (GENERAL COMMERCIAL)

**Project Description:** THE APPLICANT SEEKS APPROVAL OF A SITE DEVELOPMENT PLAN, SPECIAL USE PERMIT, AND TENTATIVE SUBDIVISION MAP TO DEVELOP A 91,893 SQUARE FOOT COMMERCIAL CENTER, WHICH INCLUDES FIVE SINGLE-STORY BUILDINGS CONSISTING OF 23,520 SQUARE FEET OF RESTAURANT AND RETAIL SPACE AND A CAR WASH (EACH WITH A DRIVE-THROUGH), AND ASSOCIATED LANDSCAPING, HARDSCAPE (E.G., SIDEWALKS, PATIOS), AND PARKING LOT.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in. Revised 2006

**Reviewing Agencies Checklist**

Form A, continued

**KEY**

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

**Resources Agency**

- ☐ Boating & Waterways  
☐ Coastal Commission  
☐ Coastal Conservancy  
☐ Colorado River Board  
☐ Conservation, Dept. of  
☒ Fish & Game  
☐ Forestry & Fire Protection  
☐ Office of Historic Preservation  
☐ Parks & Recreation  
☐ Reclamation Board  
☐ S.F. Bay Conservation & Development Commission  
☐ Water Resources (DWR)

**Business, Transportation & Housing**

- ☐ Aeronautics  
☐ California Highway Patrol  
☒ CALTRANS District #11  
☐ Department of Transportation Planning (headquarters)  
☐ Housing & Community Development  
☐ Food & Agriculture

**Health & Welfare**

- ☐ Health Services

**State & Consumer Services**

- ☐ General Services  
☐ OLA (Schools)

**Public Review Period** (to be filled in by lead agency)Starting Date 10/03/2019Signature **Environmental Protection Agency**

- ☐ Air Resources Board  
☐ California Waste Management Board  
☐ SWRCB: Clean Water Grants  
☐ SWRCB: Delta Unit  
☐ SWRCB: Water Quality  
☐ SWRCB: Water Rights  
☒ Regional WQCB #9 (SAN DIEGO)

**Youth & Adult Corrections**

- ☐ Corrections

**Independent Commissions & Offices**

- ☐ Energy Commission  
☒ Native American Heritage Commission  
☐ Public Utilities Commission  
☐ Santa Monica Mountains Conservancy  
☐ State Lands Commission  
☐ Tahoe Regional Planning Agency

☐ Other \_\_\_\_\_

Ending Date 11/18/2019Date 09/30/2019**Lead Agency** (Complete if applicable):

Consulting Firm: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Contact: \_\_\_\_\_

**Applicant:** Sunroad Vista Land Partners, LP; Attn.: Lisa GordonAddress: 4445 Eastgate Mall #400City/State/Zip: San Diego, California 92121Phone: (858) 362-8500**For SCH Use Only:**

Date Received at SCH \_\_\_\_\_

Date Review Starts: \_\_\_\_\_

Date to Agencies \_\_\_\_\_

Date to SCH \_\_\_\_\_

Clearance Date \_\_\_\_\_

Notes: