

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019029136

Project Title: Sunroad Commercial Project

Lead Agency: City of Vista

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Project Location: Vista
City

San Diego
County

Project Description (Proposed actions, location, and/or consequences).

The applicant seeks approval of a Site Development Plan, Special Use Permit, and a Tentative Subdivision Map to develop and construct a 91,893-square-foot commercial center. The vacant 4.12-acre site consists of five parcels (APN: 164-231-01, -02, -03, -04, and -36), and is located at 460 Hacienda Drive within the northeastern quadrant of the intersection with Vista Village Drive. The subject property has a General Commercial land use designation under the City's General Plan, and a C-1 Commercial zoning designation. The commercial center would consist of five single-story buildings; each with a drive-through. Project improvements would also include an open parking lot for 161 vehicles, two driveways, patios and walkways, and associated landscaping. Each single-story building would have a maximum height of 35 feet. According to the Proposed Site Plan (SGPA 2018a), the project would consist of 13,740 square feet of restaurant space, 5,580 square feet of retail space, and a 4,200-square-foot car wash, for a total of 23,520 square feet of commercial space. Other site improvements would include the installation of wet and dry utilities (including underground storm water treatment basins), site and building lighting, and retaining walls and fences. Adjacent roadway improvements would include constructing a five-foot-wide sidewalk, curb, and gutter along the project frontage with Hacienda Drive. The project would also add an exclusive westbound right-turn-lane on Hacienda Drive and Vista Village Drive. Construction of the proposed project would occur in five phases, and is anticipated to take about 13 months.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

GHG EMISSIONS: After the close of the 45-day public review period for the 10/2019 Draft EIR (DEIR), the Project Applicant determined that four of the six mitigation measures in the DEIR would, in whole or in part, be infeasible to implement. The Partial Recirculated DEIR (03/2020) made the following changes to the mitigation measures in this section. GHG-1 was revised to change zero net energy to energy-reducing features, removed the requirement to install rooftop solar, and added minor text changes. GHG-5 was revised to remove the requirement to provide Level 2 and DC Fast Charger electric vehicle charging stations. GHG-4 and GHG-6 were removed. Implementation of the four mitigation measures would reduce operational GHG emissions to the extent feasible. However, like the six original measures in the 10/2019 Draft EIR, the four measures in the 03/2020 Recirculated DEIR would not reduce operational GHG emissions in compliance with the emissions reduction goals in the City's CAP, or with the City's fair share contribution in achieving the state's reduction targets per AB 32 and SB 32. Therefore, impacts would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A