

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: <input type="checkbox"/> NOP | <input type="checkbox"/> Supplement/Subsequent | NEPA: <input type="checkbox"/> NOI | OTHER: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> EIR (Prior SCH No.) | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | <input checked="" type="checkbox"/> Other: Recirculated Partial Draft EIR | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Draft EIR | | <input type="checkbox"/> FONSI | |

LOCAL ACTION TYPE:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Development Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, Parcel Map, Tract Map, etc.) | <input type="checkbox"/> Other: _____ |

DEVELOPMENT TYPE:

- | | | |
|--|--|---|
| <input type="checkbox"/> Residential: Units | Acres | <input type="checkbox"/> Water Facilities: Type <u>n/a</u> MGD <u>n/a</u> |
| <input type="checkbox"/> Office: Sq. Ft. <u>n/a</u> | Acres <u>n/a</u> Employees <u>n/a</u> | <input type="checkbox"/> Transportation: Type <u>n/a</u> |
| <input checked="" type="checkbox"/> Commercial: 91,893 Sq. Ft. | Acres <u>4.12</u> Employees <u>n/a</u> | <input type="checkbox"/> Mining: Mineral <u>n/a</u> |
| <input type="checkbox"/> Industrial: Sq. Ft. <u>n/a</u> | Acres <u>n/a</u> Employees <u>n/a</u> | <input type="checkbox"/> Power: Type Watts <u>n/a</u> |
| <input type="checkbox"/> Educational: <u>n/a</u> | | <input type="checkbox"/> Waste Treatment: Type <u>n/a</u> |
| <input type="checkbox"/> Recreational: <u>n/a</u> | | <input type="checkbox"/> Hazardous Water: Type <u>n/a</u> |
| | | <input type="checkbox"/> Other: _____ |

PROJECT ISSUES DISCUSSED IN DOCUMENT:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Ground Water |
| <input type="checkbox"/> Archaeological/Historical | <input type="checkbox"/> Geological/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Hsg. Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> 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), ASSOCIATED LANDSCAPING, HARDSCAPE (E.G., SIDEWALKS, PATIOS), AND PARKING LOTS.

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

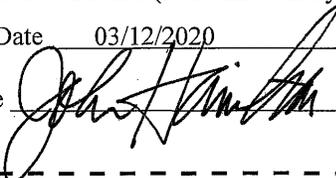
State & Consumer Services

- General Services
- OLA (Schools)

Public Review Period (to be filled in by lead agency)

Starting Date 03/12/2020

Ending Date 04/27/2020

Signature 

Date 03/10/2020

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 _____

Lead Agency (Complete if applicable):

Consulting Firm: _____

Address: _____

City/State/Zip: _____

Contact: _____

For SCH Use Only:

Date Received at SCH _____

Date Review Starts: _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

Applicant: Sunroad Vista Land Partners, LP; Attn.: Lisa Gordon

Address: 4445 Eastgate Mall #400

City/State/Zip: San Diego, California 92121

Phone: (858) 362-8500