

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 <u>Watts 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 03/12/2020Ending Date 04/27/2020Signature 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: _____

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: