

## Notice of Completion &amp; Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SC# 2019049162

Project Title: 2017-13 GPA, ZC, CUP, ANNEX - 3320, 3330, 3336 Orange Street and 2311 and 2305 Sweetwater Road

Lead Agency: City of National City

Contact Person: Martin Reeder, AICP

Mailing Address: 1243 National City Blvd.

Phone: 619-336-4313

City: National City

Zip: 91950

County: San Diego

Project Location: County: San Diego City/Nearest Community: City of National City

Cross Streets: Orange Street/Sweetwater Road &amp; Olive Street/Sweetwater Road Zip Code: 91950

Longitude/Latitude (degrees, minutes and seconds): 32 ° 39 ' 37.4 " N / 117 ° 04 ' 26.8 " W Total Acres: 0.8

Assessor's Parcel No.: 563-252-12, 14 &amp; 563-252-23, 28

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: I-805 &amp; SR-54

Waterways: Sweetwater Channel

Airports: Railways: Schools:

## Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☒ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:  
☐ Mit Neg Dec Other: FONS

## Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation  
☒ General Plan Amendment ☐ Master Plan ☒ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit  
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

## Development Type:

☐ Residential: Units Acres ☐ Transportation: Type  
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral  
☒ Commercial: Sq.ft. 5,500 Acres Employees ☐ Power: Type MW  
☐ Industrial: Sq.ft. Acres Employees ☐ Waste Treatment: Type MGD  
☐ Educational: ☐ Hazardous Waste: Type  
☐ Recreational: ☐ Other:  
☐ Water Facilities: Type MGD

## 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/Groundwater  
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian  
☒ Biological Resources ☒ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement  
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use  
☐ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects  
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Greenhouse Gas

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

Land use designation: Low-Medium Density Residential. Zoning designation: Small Lot Residential (RS-2)

## Project Description: (please use a separate page if necessary)

The request is to amend the General Plan land use designation to change the subject property from Low-Medium Density Residential to Major Mixed-Use, and to change the zoning designation from RS-2 (Small Lot Residential) to MXD-2 (Major Mixed-Use District) in order to develop a 5,500 square-foot commercial strip center including 4,000 square feet of specialty retail and a 1,500 square-foot drive-through coffee shop. Two of the five properties are in the County of San Diego and are pre-zoned as RS-2 and would be pre-zoned as MXD-2. The application also proposes to annex the two County properties into the City of National City's jurisdiction.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

4 - 29 - 2019

SCH COMPLIANCE

5 - 29 - 2019

## Project Sent to the following State Agencies

## X Resources

☒ Boating & Waterways  
☐ Central Valley Flood Prot.  
☐ Coastal Comm  
☐ Colorado Rvr Bd  
☐ Conservation  
☒ CDFW # 5  
☒ Cal Fire  
☐ Historic Preservation  
☒ Parks & Rec  
☐ Bay Cons & Dev Comm.  
☐ DWR

## CalSTA

☒ Aeronautics  
☒ CHP  
☒ Caltrans# 11  
☐ Trans Planning

## Other

☐ Education  
☐ Food & Agriculture  
☐ HCD  
☐ OES

## State/Consumer Svcs

☐ General Services

## Cal EPA

☐ ARB: Airport & Freight  
☐ ARB: Transportation Projects  
☐ ARB: Major Industrial/Energy  
☐ Resources, Recycl. & Recovery  
☐ SWRCB: Div. of Drinking Water  
☐ SWRCB: Div. Drinking Wtr #  
☐ SWRCB: Div. Financial Assist.  
☒ SWRCB: Wtr Quality  
☐ SWRCB: Wtr Rights  
☒ Reg. WQCB # 9  
☐ Toxic Sub Ctrl-CTC

## Yth/Adlt Corrections

Corrections

## Independent Comm

☐ Delta Protection Comm  
☐ Delta Stewardship Council  
☐ Energy Commission  
☒ NAHC  
☒ Public Utilities Comm  
☐ Santa Monica Bay Restoration  
☐ State Lands Comm  
☐ Tahoe Rgl Plan Agency  
☐ Conservancy

Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019049162

Please forward late comments directly to the Lead Agency

AQMD/APCD 21

(Resources: 5 / 4)

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> S Native American Heritage Commission	

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

Starting Date April 29, 2019 Ending Date May 20, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Muraoka Enterprises, Inc.</u>
Address: _____	Address: <u>1425 2nd Avenue</u>
City/State/Zip: _____	City/State/Zip: <u>Chula Vista, CA 91911</u>
Contact: _____	Phone: <u>619-851-7737</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 4/25/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.