



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

**Notice of Preparation**

February 26, 2019

To: Reviewing Agencies

Re: Sunroad Commercial Project  
SCH# 2019029136

Attached for your review and comment is the Notice of Preparation (NOP) for the Sunroad Commercial Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**John Hamilton  
City of Vista  
200 Civic Center Drive  
Vista, CA 92084**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2019029136  
**Project Title** Sunroad Commercial Project  
**Lead Agency** Vista, City of

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**Type** **NOP** Notice of Preparation  
**Description** The applicant seeks approval of site development plan, special use permit, and tentative subdivision map to develop a 23,520 sf commercial center consisting of five single-story buildings to include restaurants, (inline) retail, and a self-service car wash on a 4.12-acre site in the central portion of the city.

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**Lead Agency Contact**

**Name** John Hamilton  
**Agency** City of Vista  
**Phone** (760) 643-5391  
**email**  
**Address** 200 Civic Center Drive  
**City** Vista  
**Fax**  
**State** CA **Zip** 92084

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**Project Location**

**County** San Diego  
**City** Vista  
**Region**  
**Cross Streets** Hacienda Drive/Vista Village Drive  
**Lat / Long** 33° 11' 37.3" N / 117° 14' 58.2" W  
**Parcel No.** 164-231-01,-02,-03,-04, and -36  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways** 78  
**Airports**  
**Railways** NCTD Sprinter  
**Waterways** Buena Vista Creek  
**Schools** Breeze Hill ES, Vista Magnet MS...  
**Land Use** Vacant/C-1 (Commercial)/GC (General Commercial)

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**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects; Other Issues

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**Reviewing Agencies** Resources Agency; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 11; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Financial Assistance; State Water Resources Control Board, Division of Drinking Water; Regional Water Quality Control Board, Region 9

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**Date Received** 02/25/2019 **Start of Review** 02/26/2019 **End of Review** 03/27/2019

# 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 # \_\_\_\_\_

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 DR./ VISTA VILLAGE DR. Total Acres: 4.12

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

Assessor 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 MURREY 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

After 12PM

FEB 25 2019

STATE CLEARINGHOUSE

## LOCAL ACTION TYPE:

☐ General Plan Update ☐ Specific Plan  
☐ General Plan Amendment ☐ Master Plan  
☐ General Plan Element ☐ Planned Unit Development  
☐ Community Plan ☒ Site Plan

☐ Rezone  
☐ Prezone  
☒ Special Use Permit  
☒ Land Division (Subdivision, Parcel Map, Tract Map, etc.)

☐ Annexation  
☐ Redevelopment  
☐ Coastal Permit  
☒ Other: Condo Housing Permit

## DEVELOPMENT TYPE:

☐ Residential: Units n/a Acres n/a  
☐ Office: Sq. Ft. n/a Acres n/a Employees n/a  
☒ Commercial: 23,520 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:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Ground Water
<input checked="" type="checkbox"/> Archaeological/Historical	<input checked="" type="checkbox"/> Geological/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Hsg. Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" 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 23,520 SQUARE FOOT COMMERCIAL CENTER CONSISTING OF FIVE SINGLE-STORY BUILDINGS TO INCLUDE RESTAURANTS, (INLINE) RETAIL, AND A SELF-SERVICE CAR WASH ON A 4.12-ACRE SITE IN THE CENTRAL PORTION OF THE CITY.

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



# NOP Distribution List

County:

San Diego

SCH#

2019029136

## Resources Agency

☒ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
Denise Peterson

☐ California Coastal Commission  
Allyson Hitt

☐ Colorado River Board  
Elisa Contreras

☐ Dept. of Conservation  
Crina Chan

☒ Cal Fire  
Dan Foster

☐ Central Valley Flood Protection Board  
James Herola

☒ Office of Historic Preservation  
Ron Parsons

☐ Dept. of Parks & Recreation  
Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve Golbeck

☒ Dept. of Water Resources  
Resources Agency  
Nadell Gayou

## Fish and Game

☐ Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Curt Babcock

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☐ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Craig Weightman

☐ Fish & Wildlife Region 4  
Julie Vance

☒ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

## Other Departments

☐ California Department of Education  
Lesley Taylor

☐ OES (Office of Emergency Services)  
Monique Wilber

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☐ Dept. of General Services  
Cathy Buck  
Environmental Services Section

☐ Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

## Independent Commissions, Boards

☐ Delta Protection Commission  
Erik Vink

☐ Delta Stewardship Council  
Anthony Navasero

☐ California Energy Commission  
Eric Knight

☒ Native American Heritage Comm.  
Debbie Treadway

☒ Public Utilities Commission  
Supervisor

☐ Santa Monica Bay Restoration  
Guangyu Wang

☐ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

## Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning  
HQ LD-IGR  
Christian Bushong

☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

## Dept. of Transportation

☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☐ Caltrans, District 3  
Susan Zanchi

☐ Caltrans, District 4  
Patricia Maurice

☐ Caltrans, District 5  
Larry Newland

☐ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☒ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake

## Cal EPA

☐ Air Resources Board

☐ Airport & Freight  
Jack Wursten

☒ Transportation Projects  
Nesamani Kalandiyur

☐ Industrial/Energy Projects  
Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery  
Kevin Taylor/Jeff Esquivel

☒ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☒ State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

☐ State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☐ Dept. of Toxic Substances Control Reg. # \_\_\_\_\_  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☒ RWQCB 9  
San Diego Region (9)

☐ Other \_\_\_\_\_

☐ Conservancy

**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 02/25/2019Signature Ending Date 03/26/2019Date 2/20/2019**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: Curt StephensonAddress: 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: