

Notice of Completion & 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

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 & Olive Street/Sweetwater Road Zip Code: 91950
Longitude/Latitude (degrees, minutes and seconds): 32 039 37.4 N / 117 004 26.8 W Total Acres: 0.8
Assessor's Parcel No.: 563-252-12, 14 & 563-252-23, 28 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-805 & 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
[X] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [X] Rezone APR 29 2019 [ ] Annexation
[X] General Plan Amendment [ ] Master Plan [X] 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
[ ] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 5,500 Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[X] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [X] Water Quality
[X] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [ ] Wetland/Riparian
[X] Biological Resources [X] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[ ] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] 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: [Signature] (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
X CDFW # 5
X Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
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.
X SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 9
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X 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 27

(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	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

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

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### Lead Agency (Complete if applicable):

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

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

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