

2019089015

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

SCH #

Project Title: San Marcos Boulevard/Bent Avenue Commercial (Jump Ball LLC)

Lead Agency: City of San Marcos Contact Person: Norm Pedersen
Mailing Address: 1 Civic Center Drive Phone: 760-744-1050 ext 3236
City: San Marcos Zip: 92069 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Marcos
Cross Streets: San Marcos Boulevard/Bent Avenue Zip Code: 92078

Longitude/Latitude (degrees, minutes and seconds): 33 0 8 ' 11.96 " N / 117 0 10 ' 57.17 " W Total Acres: 0.86
Assessor's Parcel No.: 219-331-39-00 and 219-331-40-00 Section: unsectioned Twp.: 12S Range: 3W Base: San Bern.
Within 2 Miles: State Hwy #: SR-78 Waterways: San Marcos Creek
Airports: n/a Railways: NCTD Schools: San Marcos High, Discovery Elem.

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:

Governor's Office of Planning & Research

AUG 05 2019

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:

STATE CLEARINGHOUSE

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. 3,500 Acres 0.86 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:

[] 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:

Present Land Use/Zoning/General Plan Designation:

General Plan: Mixed Use 1 / Zoning: MU-1 (Mixed Use 1)

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

Request for review of a proposed 3,500 square-foot drive-thru restaurant with an approximately 325 square-foot outdoor dining area on a 0.86-acre property. The project applicant requests a General Plan Amendment and Rezone to change the land use designation and zone of the property from Mixed-Use 1 (MU-1) to Commercial (C), and a Conditional Use Permit for review of the proposed project design. Project includes the installation of 630 feet of 8-inch sewer pipeline within Bent Avenue

A.H.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 5 - 2019

SCH COMPLIANCE 9 - 3 - 2019

Project Sent to the following State Agencies

X Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl.& Recovery
Conservation SWRCB: Div. of Drinking Water
X CDFW # 5 SWRCB: Div. Drinking Wtr #
Cal Fire SWRCB: Div. Financial Assist.
Historic Preservation SWRCB: Wtr Quality
X Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. X Reg. WQCB # 9
DWR Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

Corrections

Independent Comm

CalSTA
Aeronautics
X CHP
X Caltrans# 11
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
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#: 2019089015

Please forward late comments directly to the Lead Agency

AQMD/APCD

(Resources: 8 / 10)

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 checked="" 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 checked="" type="checkbox"/> Caltrans District # 11 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <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 checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" 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 | |

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

Starting Date 8/6/19 Ending Date 9/5/19

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sophia Mitchell & Associates, LLC</u>	Applicant: <u>Jump Ball, LLC</u>
Address: <u>PO BOX 1700</u>	Address: <u>3535 Princeton Drive NE</u>
City/State/Zip: <u>Gualala, CA 95445</u>	City/State/Zip: <u>Albuquerque, NM 87107</u>
Contact: <u>Sophia Habi Mitchell, LEED AP</u>	Phone: _____
Phone: <u>858-243-0843</u>	

Signature of Lead Agency Representative:  Date: 7/30/19

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