

Notice of Determination

CEQA Appendix D

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Public Agency: City of Vista Planning Division
200 Civic Center Drive
Vista, CA 92084-6275

Contact: Raffi Mangassarian,
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County of San Diego
Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Suite 260
San Diego, CA 92101
MS: A-33

SUBJECT: *Filing of Notice of Determination in compliance with Section 21152 of the CA Public Resources Code, Division 13.*

**STATE CLEARINGHOUSE
NUMBER:**

2019029136

PROJECT TITLE: Sunroad Plaza Amendment – P23-0114

PROJECT APPLICANT: Sunroad Enterprises
8620 Spectrum Center
San Diego, CA 92123
Contact: Lisa Gordon - (858) 362-8500


PROJECT LOCATION: The project site is located at 445-475 Hacienda Drive (APN 164-231-42-00) on the north side of Hacienda Drive, between Matagual Drive and Vista Village Drive, in the city of Vista, California 92081.

PROJECT DESCRIPTION: The proposed project involves the approval of an amendment to a previously approved Site Development Plan to construct a 4,867 square foot multi-tenant retail building on a .45-acre site within an existing 4.11-acre retail shopping center located at 445-475 Hacienda Drive (APN 164-231-42-00). The project proposes a 1-story commercial building with three commercial tenant spaces, outdoor seating areas, and associated site improvements. On June 23, 2020, the City of Vista City Council certified the Sunroad Commercial Center EIR (SCH# 2019029136). Pursuant to CEQA Guidelines § 15162, there have been no substantial changes in the Project nor in the circumstances under which the Project is undertaken and no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified, that will require a subsequent EIR. Pursuant to CEQA Guidelines §§ 15162, the City, acting as Lead Agency, has determined that substantial evidence in the record, including the Consistency Memorandum, supports the determination that the effects of the proposed project were examined in the EIR and pursuant to Section 15162 no subsequent EIR is required. The subsequent activity (proposed project) is within the scope of the project analyzed by the EIR and the EIR adequately describes the activity for purposes of CEQA. The Lead Agency adopted a Mitigation Monitoring and Reporting Program for the proposed project to apply and enforce all applicable and feasible mitigation measures from the EIR to the proposed project.

This is to advise that the Vista Planning Commission (the Lead Agency) has approved the above-described project on 12/05/23, and has made the following determinations regarding the above-described project:

1. The project [will will not - 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A Statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR Negative Declaration, with comments and responses, and record of project approval, is available to the General Public at: *The City of Vista Planning Division, 200 Civic Center, Vista, CA 92084.*

	12/05/23	Associate Planner
Signature (Public Agency)	Date	Title

Date received for filing at OPR: _____

Authority Cited: Sections 21083, Public Resources Code.
Reference Section 21000-21177, Public Resources Code.