

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: 552 West Bobier Drive Project

Lead Agency: City of Vista

Contact Person: Chris Winters

Mailing Address: 200 Civic Center Drive

Phone: (760) 643-5394

City: Vista

Zip: 92084

County: San Diego

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

Cross Streets: W. Bobier Drive, Sports Park Way

Zip Code: 92083

Longitude/Latitude (degrees, minutes and seconds): 33 ° 13 ' 14.5 " N / 117 ° 15 ' 19.8 " W Total Acres: 1.67

Assessor's Parcel No.: 161-030-07

Section: 13 Twp.: 11

Range: 4

Base: San Bernardino

Within 2 Miles: State Hwy #: 78

Waterways: Buena Vista Creek

Airports:

Railways: NCTD Sprinter

Schools: Vista High School

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: _____ FONSI

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 15 Acres 1.67
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ 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:

Land Use: MD (Medium Density Residential); Zoning: R-1-B Residence Zone

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

The project proposes a Tentative Subdivision Map and Site Development Plan to construct 15 single-family attached homes on a vacant 1.67-acre site at a density of nine (9) units per acre. Access to the project would be provided by a new 24-foot wide private street connecting to W. Bobier Drive at the project's northern frontage. The attached homes would have a zero-lot line condition between the homes. The homes would be two-story in height and approximately 2,200 square feet in size, featuring three bedrooms and attached two-car garages. The 15 residential lots would range from 2,564 to 5,768 square feet. At 9 units per acre, the project would be consistent with the General Plan land use designation for the project site of Medium Density (MD), which allows up to 10 dwelling units per acre.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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| <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 checked="" type="checkbox"/> Regional WQCB # <u>9</u> |
| <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 # <u>5</u> | <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date April 3, 2026 Ending Date May 4, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>HELIX Environmental Planning, Inc.</u>	Applicant: <u>SWS Engineering, Inc.</u>
Address: <u>7578 El Cajon Boulevard</u>	Address: <u>1635 Lake San Marcos Drive</u>
City/State/Zip: <u>La Mesa, CA 91942</u>	City/State/Zip: <u>San Marcos, CA 92078</u>
Contact: <u>Jason Runyan</u>	Phone: <u>(760) 744-0011</u>
Phone: <u>(619) 462-1515</u>	

Signature of Lead Agency Representative: Chris Winters Digitally signed by Chris Winters
Date: 2026.04.01 08:47:04 -0700 Date: 4/1/2026

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