

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 Pasqual Band of Diegueno Mission Indians Native Oaks Village Fee-to-Trust Project

Lead Agency: Bureau of Indian Affairs, Pacific Regional Office

Contact Person: Jennifer Hayden

Mailing Address: 2800 Cottage Way, Suite W-2820

Phone: 916-936-6220

City: Sacramento

Zip: 95825

County: Sacramento

Project Location: County: San Diego County City/Nearest Community: Valley Center

Cross Streets: Valley Center Road and Mirar De Valle Road Zip Code: 92082

Longitude/Latitude (degrees, minutes and seconds): 117 ° 1 ' 58.50 " N / 33 ° 12 ' 42.29 " W Total Acres: approx. 8.5 acres

Assessor's Parcel No.: 189-012-84; 189-012-85; 189-091-37; 189-091-38; and 189-091-35

Section: 18 and 19 Twp.: 11S Range: 1W Base: San Bernardino

Within 2 Miles: State Hwy #: SR 76; SR7; SR 79

Waterways: Moosa Canyon Creek

Airports: Rincon Airport approx. 6.3 miles NE

Railways: N/A Schools: Calley Center Prep School; High Sierra Academy

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 _____ Acres _____	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☒ Commercial: Sq.ft. 76,891 Acres 1.76 Employees N/A	☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☒ Other: 12 Fuel Pumps and 330 Parking Spaces
☐ Water Facilities: Type _____ MGD _____	

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:

Zoning- Commercial (C36); Land Use General Commercial (GC)

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

The project consists of placing the Subject Property into federal trust status for the benefit of the Tribe and the subsequent development by the Tribe of a grocery store, convenience store, multiple commercial buildings, fuel pumps, and parking spaces. After the Subject Property is in trust status, the Tribe would construct a 51,163-square-foot-grocery store, 6,008-square-foot convenience store, 19,720-square- feet of commercial buildings, 12 fuel pumps, and 330 parking spaces. Total development footprint would be 76,891 square-feet.

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".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>11</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>9</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>CA Department of Justice</u>
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date June 11, 2026 Ending Date July 13, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Acorn Environmental</u>	Applicant: <u>San Pasqual Band of Mission Indians</u>
Address: <u>5170 Golden Foothill Parkway</u>	Address: <u>16400 Kumeyaay Way</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>Valley Center, CA 92082</u>
Contact: <u>Chad Broussard</u>	Phone: <u>760-749-3200</u>
Phone: <u>916-235-8224</u>	

Signature of Lead Agency Representative:  Date: 6/9/2026

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