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: Pechstein Site Master Plan Project

Lead Agency: Vista Irrigation District | Contact Person: Greg Keppler
Mailing Address: 1391 Engineer Street | Phone: 760-597-3100
City: Vista | Zip: 92081 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: Twin Oaks
Cross Streets: Buena Creek Road, Bluebird Canyon Road | Zip Code: 92054
Longitude/Latitude (degrees, minutes and seconds): 33 ° 10 ′ 59 ″ N / 117 ° 10 ′ 39 ″ W | Total Acres: 26.7
Assessor's Parcel No.: 181-181-34; 181-181-32 | Section: 27,28,34 | Twp.: 11S | Range: 3W | Base: San Marcos
Within 2 Miles: State Hwy #: CA 87 | Waterways: N/A
Airports: N/A | Railways: N/A | Schools: Paloma Elementary, Monte Vista Elementary, Hannalei Elementary

Document Type:

CEQA: ☒ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Water infrastructure

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☒ Water Facilities: Type Reservoir and misc. facilities MGD 10
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Public/Semi-Public facility, SR-10; Zoning: Agriculture (A70)

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

The Project would entail seven components identified in the Pechstein Site Master Plan, including four facilities within the Pechstein Reservoir property, one facility adjacent to the Pechstein Reservoir property, and two buried pipelines beneath paved public and private roadways. The proposed components at the Pechstein property include a new 10 million gallon circular concrete reservoir, referred to as the Pechstein II Reservoir; replacement of the existing Pechstein I Reservoir's roof; reconfiguring the downstream terminus connections of the Vista Flume to the existing and new reservoir tanks; and consolidating two existing pump stations into a single new pump station. The San Diego County Water Authority's existing VID-3 Flow Control Facility would be replaced at a new location south of the Pechstein property. A new 18-inch-diameter pipeline would be installed beneath the southern branch of Buena Creek Road to the HB Reservoir, southwest of the Pechstein property. A new 30-inch-diameter pipeline would be installed exiting the Pechstein property to the northwest and running beneath Buena Creek Rd and Monte Vista Dr, improving redundancy and reliability as a secondary feed for VID's 837 Pressure Zone.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	X	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
X	Caltrans District # 11	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 9
____	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
X	Fish & Game Region # 5	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	X	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other:
____	Housing & Community Development	____	Other:
X	Native American Heritage Commission		

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

Starting Date October 21, 2026 Ending Date November 20, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Dudek
Address: 2280 Historic Decatur Road, Suite 200
City/State/Zip: San Diego, California 92106
Contact: Alex Hardy
Phone: 760-479-4859

Applicant: Greg Keppler, Vista Irrigation District
Address: 1391 Engineer Street
City/State/Zip: Vista, CA 92801
Phone: 760-597-3100

Signature of Lead Agency Representative: _____ **Date:** 10/19/26

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