

MAIL TO: City of Chula Vista
Development Services Department
276 Fourth Avenue
Chula Vista, CA 91910
Attn: Jeff Steichen

**NOTICE OF INTENT TO ADOPT
PROPOSED MITIGATED NEGATIVE DECLARATION IS16-0004**

NOTICE IS HEREBY GIVEN that the City of Chula Vista is considering a recommendation that the project herein identified will have no significant unmitigated environmental impacts in compliance with Section 15070 of State CEQA Guidelines. A copy of the proposed Mitigated Negative Declaration is on file in the Chula Vista Development Services Department, 276 Fourth Avenue, Chula Vista, CA 91910. This document is available for public review during business hours, Monday through Friday, except for official holidays. The MND is available to review electronically at the following link:

<https://www.chulavistaca.gov/home/showdocument?id=19537>

Anyone wishing to comment on the proposed Mitigated Negative Declaration should provide their written comments to the Chula Vista Development Services Department, 276 Fourth Avenue, Chula Vista, CA 91910 by no later than October 16, 2019.

If you wish to challenge the City's action on this Mitigated Negative Declaration in court, you may be limited to raising only those issues you or someone else raised in written correspondence.

For further information concerning this project, please contact Principal Planner Jeff Steichen at (619) 585-5778 or by e-mail at jsteichen@chulavistaca.gov.

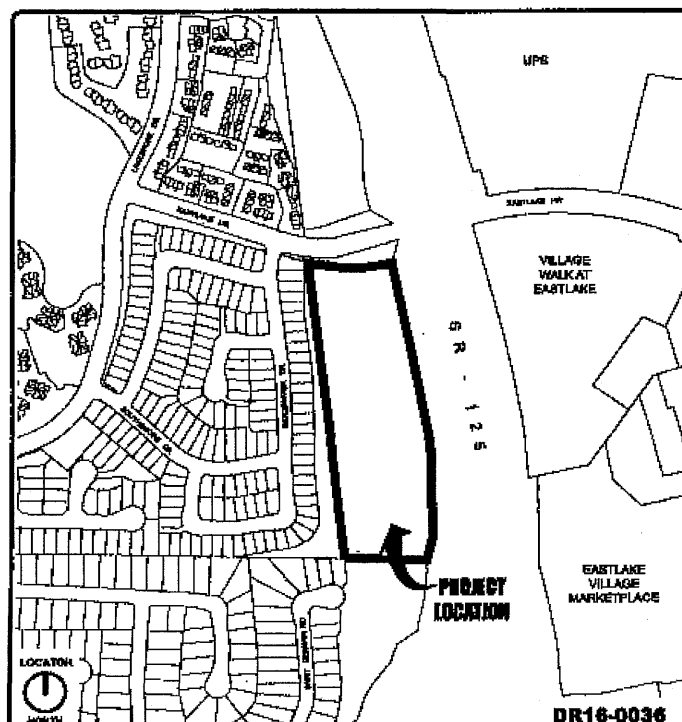
This notice is required to be filed with the County Clerk's office for a period of not less than thirty (30) days.

Project Location: The project site is located along the south side Eastlake Drive, directly west of SR-125

Assessor's Parcel No.: 595-070-75-00

Project Description: The proposed Project is for the construction of two, 3-story self-storage buildings, which total approximately 164,624 square-feet. In addition, there would be an area of approximately 25,000 square-feet treated with decomposed granite to serve as an RV/Boat storage lot. The western portion of the approximately 9.4-acre site contains an SDG&E easement traversing the site in a northerly and southerly direction. The eastern portion of the vacant site would be developed with the proposed storage buildings. Project access is proposed solely from Eastlake Drive through an existing driveway. As part of the project, it is proposed that the existing center raised median on Eastlake Drive from Ridgewater Drive to the eastern edge of the project driveway be reconstructed with a median break, to allow full access for most vehicles and left in and right out for large trucks. In addition, the existing median east of the project driveway would be rebuilt to include a painted median to allow left turns into the project driveway. On-site roadways would be paved. The General Plan designation for the site is Open Space (OS). The proposed project would require a General Plan Amendment to change the land use designation from Open Space to Limited Industrial. The existing open space (OS-8) zone would be changed to Business Center (BC-5) zone, which would include restrictions to limit the land uses of the parcel to that of self-storage facilities. The project would be subject to review by the Planning Commission and approval by the City Council of the City of Chula Vista.

PROJECT APPLICANT: Mid-City LLC
DECISION-MAKING AUTHORITY: Chula Vista Planning Commission
INITIAL STUDY NO.: IS16-0004
NOTICE DATE: September 16, 2019
REVIEW PERIOD September 16, 2019 to October 16, 2019



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