

Notice of Determination

To: Office of Planning and Research
For U.S. Mail:

Street Address:

From: Public Agency: City of Chula Vista

Address: 276 Fourth Avenue
Chula Vista, CA 91910

Contact: Oscar Romero, Associate Planner

Phone: (619) 691-5098

County Clerk

County of: San Diego
Address: 1600 Pacific Hwy # 260
San Diego, CA 92101-2400

Project Applicant:

Shopoff Land Fund-Moss Street, LLC

Address: 2 Park Plaza, Suite 700
Irvine, CA 92614

Contact: James O'Malley

Phone: (949) 417 - 1396

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020049053

Project Title: 676 Moss Street - MND IS-18-0004

Project Location (include county): City of Chula Vista, County of San Diego. The project site currently has three buildings on-site used for a variety of light industrial uses, all of which will be demolished. The project site includes four contiguous parcels (APN's 618-010-2601, 618-010-2602, 618-010-3100, 618-010-3200) on the northeast corner of Industrial Boulevard and Moss Street.

Project Description: General Plan Amendment, Rezone, Tentative Map, Variance and a Design Review consideration of eighteen 3-story residential buildings with a total of 141 condominium units and 336 parking spaces on a 6.9-acres site. The Project also includes the construction of landscaped areas, recreational facilities and open space areas and facilities. Access is from Moss Street.

This is to advise that the City of Chula Vista City Council has approved the above described project on

Lead Agency or Responsible Agency

12/08/2020

(Date)

and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment as mitigated.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures are included in the approval of the project.
4. A mitigation reporting and monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the MND (IS-18-0004) and record of project approval is available to the General Public at:

City of Chula Vista, 276 Fourth Avenue, Chula Vista, CA 91910

Signature (Public Agency)



Title Associate Planner

Date 12/09/2020

Date received for filing at OPR