

**PUBLIC NOTICE
OF THE AVAILABILITY OF THE
SUNBOW SPA PLAN AMENDMENT FOR THE SUNBOW II, PHASE 3 PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
EIR 20-0002 (SCH No. 2020110148)**

NOTICE IS HEREBY GIVEN that a Draft Environmental Impact Report (EIR) has been issued for public review and comment by the Director of Development Services of the City of Chula Vista on March 15, 2021. The Draft EIR is for the implementation of the proposed Sunbow Sectional Planning Area (SPA) Plan Amendment for the Sunbow II, Phase 3 Project.

The Draft EIR is available to review electronically at <http://www.chulavistaca.gov/departments/development-services/planning/public-notices/environmental-notices>. For additional options to review, please contact Oscar Romero, Associate Planner, by email at oromero@chulavistaca.gov or phone at (619) 691-5098.

All written comments on the adequacy of the Draft EIR should be sent to Oscar Romero, Associate Planner, City of Chula Vista, 276 Fourth Avenue, Chula Vista, CA 91910 (oromero@chulavistaca.gov), no later than April 28, 2021.

A 45-day public review period has been established for the Draft EIR. Following the close of the public comment period, responses to comments on the Draft EIR will be prepared, and, together with the Draft EIR, will constitute the Final EIR. For further information concerning this project, including public hearing dates, please contact Oscar Romero at (619) 691-5098.

If you wish to challenge the City's action on this Draft EIR in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council at or prior to the public hearing.

This notice is required to be filed with the County Clerk's office for a period of not less than forty-five (45) days.

ASSESSOR'S PARCEL NUMBERS: 644-171-12500, 644-011-0600, 644-020-1100

The "project" consists of a request for a Chula Vista General Plan Amendment, Sunbow General Development Plan Amendment, Sunbow II SPA Plan Amendment, a rezone, and a Tentative Map to allow for a 718-unit residential development on 135.7 acres. The project encompasses approximately 135.7 acres (project site) that includes a 67.5-acre development area comprised of 44.2 acres of residential uses, a 0.9-acre Community Purpose Facility (CPF) site, 5.9 acres of public streets and 16.5 manufactured slopes/basins. Approximately 4.3 acres of conserved Poggi Creek Easement area, 0.3 acre of conserved wetland resource area, and 63.6 acres of adjacent MSCP Preserve area are also within the project site.

The EIR identifies significant environmental impacts associated with biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, public services, recreation, and wildfire.

Project Location: The project is located within the Sunbow neighborhood in the City of Chula Vista, California. Specifically, the project site is located south of Olympic Parkway and east of Brandywine Avenue. The Otay Landfill is located to the south and southeast of the site and undeveloped land is located to the east.

Project Applicant: ACI Sunbow LLC

DECISION-MAKING AUTHORITY: Chula Vista City Council

ENVIRONMENTAL IMPACT REPORT: EIR 20-0002, SCH No. 2020110148

DATE: March 15, 2021

PUBLIC REVIEW PERIOD: March 15 – April 28, 2021