



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jan 26, 2022 02:14 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000061
State Receipt # 37012620220055
Document # 2022-NOD-8

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

SUNBOW SECTIONAL PLANNING AREA (SPA) PLAN AMENDMENT FOR THE
SUNBOW II, PHASE 3 PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON January 26, 2022
Posted January 26, 2022 Removed _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St. Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: San Diego
Address:
590 3rd Avenue, Suite 204, Chula Vista, CA 91910

From:

Public Agency: City of Chula Vista
Address:
276 Fourth Avenue, Chula Vista, CA 91910
Contact: Oscar Romero
Phone: 619-691-5098

Lead Agency (if different from above):
Same as above
Address:

Contact:
Phone:

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): 2020110148

Project Title: Sunbow Sectional Planning Area (SPA) Plan Amendment for the Sunbow II, Phase 3 Project

Project Applicant Name, Address, Phone Number: ACI Sunbow LLC, 2356 Moore Street, San Diego, CA 92110, 619-554-9100

Project Location (include county): Sunbow neighborhood, south of Olympic Parkway and east of Brandywine Avenue. Chula Vista, San Diego County, CA. APNs: 644-171-12500, 644-011-0600, 644-020-1100

Project Description: 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.

This is to advise that the City of Chula Vista has approved the above (Lead Agency or Responsible Agency)

described project on January 25, 2022 and has made the following determinations regarding the above (date)

described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency): [Signature] Title: Director of Development Services
Date: 1/25/2022 Date Received for filing at OPR: