

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

**NOTICE OF INTENT TO ADOPT
PROPOSED MITIGATED NEGATIVE DECLARATION IS21-0006**

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.

Anyone wishing to comment on the proposed Mitigated Negative Declaration should provide their written comments to the attention of Project Manager, Oscar Romero at oromero@chulavistaca.gov, or via mail at City of Chula Vista Development Services Department 276 Fourth Avenue Building B, Chula Vista, CA 91910 or no later than September 22, 2022. This document is available for public review at City Hall Building B during business hours, Monday through Friday, except for official holidays. If you wish to challenge the City's action on this Mitigated Negative Declaration with Mitigation Measures and Reporting Program in court, you may be limited to raising only those issues you or someone else raised in written correspondence.

The MND is available to review electronically at the following link* :

<https://www.chulavistaca.gov/departments/development-services/planning/public-notices/environmental-notices>

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 at 517 Shinohara Lane, east of Interstate 805 (I-805); west of Brandywine Avenue; and north of Main Street.

Assessor's Parcel No.: 644-040-01-00

Project Description: The applicant proposes to develop a 178,156 square-foot single-story industrial building for warehousing and office uses on a vacant 9.72 acre parcel. Hours of operation are proposed as a 24-hour operation, seven days a week with 3 varying shifts. The subject site is zoned ILP (Limited Industrial Precise Plan) and a General Plan designation of IL (Limited Industrial). The project will include one entitlement for a Design Review DR21-0032 and a Mitigated Negative Declaration with Mitigation Measures and Reporting Program IS21-0006 subject to review and approval by the Planning Commission of the City of Chula Vista.

ENVIRONMENTAL DETERMINATION: An Initial Study was completed in accordance with the City of Chula Vista's procedures for implementing the California Environmental Quality Act. The Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. Based on the Initial Study, the City of Chula Vista's Staff has concluded that the project will not significantly affect the environment, and it is the City's intent to adopt a Mitigated Negative Declaration.

HAZARDOUS WASTE SITES: In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code.

PROJECTS OF STATEWIDE, REGIONAL, OR AREAWIDE SIGNIFICANCE: The project **IS NOT** a project of statewide, regional, or areawide significance as designated in CEQA Guidelines Section 15206.

SCOPING MEETING: In accordance with CEQA Section 21083.9, the City of Chula Vista **WILL NOT** hold a scoping meeting.

PROJECT APPLICANT: VWP-OP Shinohara Owner, LLC
2390 E. Camelback Rd. Ste. 305
Phoenix, AZ 85016
(602) 427-6972
sschwarz@viawestgroup.com

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DECISION-MAKING AUTHORITY: Chula Vista Planning Commission

INITIAL STUDY NO.: IS21-0006
NOTICE DATE: August 22, 2022

REVIEW PERIOD August 22, 2022 – September 22, 2022

