

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 the CEQA Guidelines.

The Mitigated Negative Declaration IS21-0006 (SCH#2022080431) will be recirculated as a result of a missing technical document between August 22 to September 22, 2022. Upon completion of the 30-day public review, public comments were received and addressed as part of the updated MND and technical documents.

**Anyone wishing to comment on the proposed Mitigated Negative Declaration should provide their written comments to the attention of Oscar Romero at [oromero@chulavistaca.gov](mailto:oromero@chulavistaca.gov) or via mail at 276 Fourth Avenue, Building B, Chula Vista, CA 91910 no later than February 27, 2023.** 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:** 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

**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 located at 517 Shinohara Lane. The proposed development would operate for 24 hours, seven days a week with three varying shifts. The subject site is zoned ILP (Limited Industrial Precise Plan) with 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 (CEQA). 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 Director of Development Services 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.

**PROJECT APPLICANT:** VWP-OP Shinohara Owner, LLC  
2390 E. Camelback Rd. Ste. 305  
Phoenix, AZ 85016  
(602) 957-8300  
[sschwarz@viawestgroup.com](mailto:sschwarz@viawestgroup.com)

**DECISION-MAKING AUTHORITY:** Chula Vista Planning Commission

**INITIAL STUDY NO.:** IS21-0006

**NOTICE DATE:** January 27, 2023

**REVIEW PERIOD** January 27, 2023 – February 27, 2023

