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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Nirvana Business Center

Lead Agency: City of Chula Vista

Contact Name: Oscar Romero, Project Planner

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Project Location: 821 Main Street, Chula Vista, San Diego County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The applicant proposes to develop three vacant parcels into a four-lot industrial subdivision with three industrial shell buildings and one self-storage facility. The development will occupy 299,218 square feet on 13.31 acres. The project will generally have hours of operation Monday through Friday, from 6:00 AM to 6:00 PM, and Saturday from 6:00 AM to 12:00 PM. The self-storage facility will have 24-hour access seven days a week. The subject site is zoned IP (General Industrial Precise Plan) with a General Plan designation of IL (Limited Industrial). The project will include one Design Review (DR21-0024) and a Mitigated Negative Declaration with Mitigation Measures and Reporting Program (IS21-0002), subject to review and approval by the Planning Commission of the City of Chula Vista.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project cumulatively adds to the impacts of aesthetics, air quality, biological resources, cultural resources, energy, greenhouse gas emission, hazards & hazardous materials, hydrology/water quality, noise, paleontological resources, consistent with the City's General Plan land use designation and, therefore, was planned and analyzed under the General Plan EIR. Mitigation would be required to reduce potentially significant impacts related to hazards. As such, cumulatively considerable impacts associated with the project would be less than significant with mitigation incorporated (MM CUL-2, MM PAL-1, MM HAZ-1 through MM HAZ-7, and MM TCR-1). The project does not have impacts that are individually limited but cumulatively considerable.

The project would not result in environmental effects that would cause substantial adverse effects on human beings, and impacts would be less than significant with mitigation. With the implementation on MM HAZ-1 through MM HAZ-7 impacts can be mitigated to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Wildlife Agencies have reviewed the revised Nirvana Conceptual Mitigation Plan (CMP) and have been working with the applicant's team on additional options for mitigating project-related impacts to maritime succulent scrub (MSS) and San Diego ambrosia (Ambrosia pumila; a Narrow Endemic under the City of Chula Vista MSCP Subarea Plan.)

Provide a list of the responsible or trustee agencies for the project.

The following agencies will need to provide a permit(s) for the project:

A. Regional Water Quality Control Board, San Diego – Region 9
B. California Department of Fish and Wildlife
C. Statewide Construction General Permit
D. Otay Water District
E. San Diego County Air Pollution Control District
F. United States Army Corps of Engineers