

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 IS21-0002**

**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.

**Anyone wishing to comment on the proposed Mitigated Negative Declaration should provide their written comments to the attention of Oscar Romero at the City of Chula Vista Development Services Department, 276 Fourth Avenue Building B, Chula Vista, CA 91910. Comments may also be submitted via e-mail to [oromero@chulavistaca.gov](mailto:oromero@chulavistaca.gov). All comments must be received no later than April 28, 2023.** This document is available for public review at the address above during normal business hours Monday through Friday, except for official holidays. If you wish to challenge the City's action regarding this document in court, you may be limited to raising only those issues you or someone else mentions 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:** 821 Main Street (on the north side of Main Street, east of Nirvana Avenue)  
(APNs: 644-050-13, 644-050-14, 644-050-16)

**PROJECT DESCRIPTION:** 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.

**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 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 Nirvana Owner, LLC  
2390 E. Camelback Rd. Ste. 305  
Phoenix, AZ 85016  
(602) 427-6972  
[sschwarz@viawestgroup.com](mailto:sschwarz@viawestgroup.com)

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

**INITIAL STUDY NUMBER:** IS21-0002

**NOTICE DATE:** **March 30, 2023**

**REVIEW PERIOD:** **March 30, 2023 – April 28, 2023**