

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 IS18-0004**

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. A copy of the proposed Mitigated Negative Declaration is on file in the Chula Vista Development Services Department, 276 Fourth Avenue, Chula Vista, CA 91910. This document is available for public review during business hours, Monday through Friday, except for official holidays. The MND is available to review electronically at the following link:

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

Anyone wishing to comment on the proposed Mitigated Negative Declaration should provide their written comments to the Chula Vista Development Services Department, 276 Fourth Avenue, Chula Vista, CA 91910 by no later than May 27, 2020.

If you wish to challenge the City's action on this Mitigated Negative Declaration in court, you may be limited to raising only those issues you or someone else raised in written correspondence.

For further information concerning this project, please contact Associate Planner, Oscar Romero at (619) 691-5098 or by e-mail at oromero@chulavistaca.gov.

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 along the north east corner of Moss Street and Industrial Boulevard, east of Interstate 5 and west of Broadway.

Assessor's Parcel No.: 618-010-26, 618-010-30, 618-010-31

Project Description: The project proposes a General Plan Amendment from Limited Industrial (IL) to Residential High (RH), Rezone from Limited Industrial (ILP) to Apartment Residential (R-3), Tentative Subdivision Map (TM), Design Review (DR), and Variance (ZAV) to request conversion of an existing industrial facility to a 141-unit (2 & 3 bedroom) condominium complex consisting 18 three-story buildings with attached 2-car garages, tot lot and common open space on an approximately 6.9 acre parcel. The variance is for the front yard setback; there is an existing double barreled 10'x12' culvert that runs through the site and the applicant is proposing the front yard setback as 10' instead of 15' due to the building shift away from culvert (Project). The project would be subject to review by the Planning Commission and approval by the City Council of the City of Chula Vista.

PROJECT APPLICANT: Shopoff Realty Investments, L.P.

DECISION-MAKING AUTHORITY: Chula Vista Planning Commission and City Council

INITIAL STUDY NO.: IS18-0004

NOTICE DATE: April 27, 2020

REVIEW PERIOD April 27, 2020 to May 27, 2020

