

**NOTICE OF PROJECT SCOPING AND  
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT BY  
THE CITY OF CHULA VISTA**

NOTICE IS HEREBY GIVEN THAT THE CITY OF CHULA VISTA has prepared a scoping presentation to solicit public input on the scope of an Environmental Impact Report, as summarized below:

**PROJECT:** Environmental Impact Report EIR22-0003 for the Rohr/Wohl Bayfront Specific Plan

**PURPOSE:** Solicit public comment on the type and extent of the environmental analyses to be performed under the California Environmental Quality Act (CEQA), such as: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology and Water Quality, Land Use, Mineral Resources, Noise, Population/Housing, Public Services and Utilities, Recreation, Transportation, Tribal Cultural Resources, and Wildfire.

**DATES:** October 7, 2022, to November 7, 2022

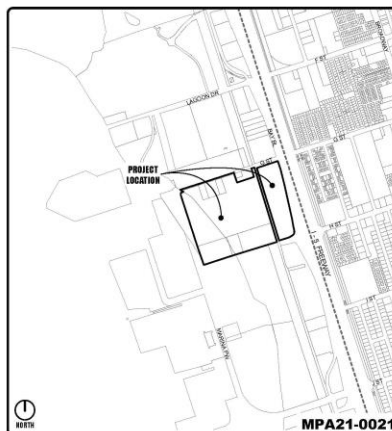
The purpose of the scoping presentation is to inform the public that the lead agency, the City of Chula Vista Development Services Department (DSD), is evaluating a project under CEQA and set forth in Public Resources Code Section 21065 to solicit public comment regarding the type and extent of environmental analyses to be undertaken. At the scoping stage, DSD describes the preliminary concept of the project, and asks for public feedback regarding the scope of the EIR. To provide such information and in the interest of the public health and safety, DSD has prepared a scoping presentation. Additional project information can be found at: [www.chulavistaca.gov/environmentalnotices](http://www.chulavistaca.gov/environmentalnotices)

**SCOPING MEETING:** Members of the public are invited to attend the EIR scoping meeting on October 20, 2022 at 5:00 pm. The meeting will be held at the City of Chula Vista City Hall, Building A, Conference Room #103, located at 276 4th Avenue, City of Chula Vista, California 91910.

**SUBMITTING COMMENTS:** All comments regarding the scope of the EIR must be submitted by November 7, 2022 by 5:00 pm. All comments should be submitted to Jeff Steichen at [jsteichen@chulavistaca.gov](mailto:jsteichen@chulavistaca.gov) or for assistance call (619) 585-5778.

Upon completion of the scoping process, comments received on the EIR scope will be considered in the preparation of the draft environmental document.

**ACCESSIBILITY:** Individuals with disabilities are invited to request modifications or accommodations in order to access and/or participate in the scoping process by contacting the City Clerk's Office at [cityclerk@chulavistaca.gov](mailto:cityclerk@chulavistaca.gov) or (619) 691- 5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the opening date of the forum.



**AVISO DEL ALCANCE DEL PROYECTO Y  
AVISO DE PREPARACION DE UN INFORME DE IMPACTO AMBIENTAL POR LA  
CIUDAD DE CHULA VISTA**

POR ESTE MEDIO SE LE NOTIFICA QUE LA CIUDAD DE CHULA VISTA ha preparado una presentación de alcance para solicitar participación pública en cuanto al alcance de un Informe de Impacto Ambiental, como se resume a continuación:

PROYECTO: Informe de Impacto Ambiental EIR22-0003 para el Rohr/Wohl Bayfront Specific Plan.

PROPOSITO: Solicitar comentario público sobre el tipo y alcance de los análisis ambientales a realizarse bajo la Ley sobre Calidad Ambiental de California (CEQA), tales como: Estética, Recursos Agrícolas y Forestales, Calidad del Aire, Recursos Biológicos, Recursos Culturales, Energía, Geología y Suelo, Emisiones de Gases de efecto Invernadero, Peligros y Materiales Peligrosos, Hidrología y Calidad del Agua, Uso del Suelo, Recursos Minerales, Ruido, Población/Vivienda, Servicios Públicos y Utilitarios, Recreación, Transporte, Recursos Tribales Culturales, e Incendios Forestales.

FECHAS: 7 de octubre de 2022 al 7 noviembre de 2022

La presentación del alcance se hace con el motivo de informar al público que la agencia líder, el Departamento de Servicios de Desarrollo de la ciudad de Chula Vista (DSD), está evaluando un proyecto bajo la CEQA y conforme al Código de Recursos Públicos, Sección 21065 para solicitar comentarios del público con respecto al tipo y alcance de los análisis ambientales de este emprendimiento. En la etapa de alcance, el DSD describe el concepto preliminar del proyecto, y solicita los comentarios del público en cuanto al alcance del EIR-Informe de Impacto Ambiental. Por lo tanto el DSD ha preparado una presentación de alcance con el motivo de proveer dicha información como también en el interés de la salud y seguridad pública. Puede encontrar información adicional sobre el proyecto en: [www.chulavistaca.gov/environmentalnotices](http://www.chulavistaca.gov/environmentalnotices)

REUNIÓN DE ALCANCE: Se invita a los miembros del público a asistir a la reunión de alcance de EIR el 20 de octubre de 2022 a las 5:00 p. m. La reunión se llevará a cabo en el Ayuntamiento de la Ciudad de Chula Vista, Edificio A, Sala de Conferencias #103, ubicado en 276 4th Avenue, Ciudad de Chula Vista, California 91910.

ENVÍO DE COMENTARIOS: Todos los comentarios relacionados con el alcance del EIR deben enviarse antes del 7 de noviembre de 2022 a las 5:00 p. m. Todos los comentarios deben enviarse a Jeff Steichen a [jsteichen@chulavistaca.gov](mailto:jsteichen@chulavistaca.gov) o para asistencia llame a (619) 585-5778.

Una vez finalizado el proceso de alcance, los comentarios que se reciban acerca del alcance del EIR-Informe de Impacto Ambiental se han de considerar en la preparación del documento ambiental.

ACCESIBILIDAD: Se invita a los individuos con discapacidades a que pidan los ajustes o adaptaciones que sean necesarios para poder acceder y/o participar en el proceso de alcance poniéndose en contacto con la Oficina del City Clerk al: [cityclerk@chulavistaca.gov](mailto:cityclerk@chulavistaca.gov) o llamando al (619) 691-5041 (California Relay Service se encuentra disponible para aquellos con discapacidad auditiva al marcar 711) por lo menos con 48 horas de antelación a la fecha de apertura de la reunión.

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT  
REPORT FOR THE  
ROHR/WOHL BAYFRONT SPECIFIC PLAN PROJECT**

**PROJECT LOCATION**

The 44.78-acre project site is located west of Interstate 5 (I-5), north of H Street, south of G Street, and east of Marina Parkway in the City of Chula Vista, California (*Figure 1*). The site Assessor's Parcel Numbers (APNs) are 571-330-35, 36, 37, 38, 39, 40, 41, 42, 43, 44, and 45. The site is in the northwest portion of the City of Chula Vista, directly adjacent to the City of San Diego.

The project site is divided into three separate planning areas. The eastern portion of the project site, closest to I-5 (between G Street and H Street), is designated as Planning Area A and is 9.29 acres. The largest planning area is Planning Area B-1 and is 26.13 acres. The last planning area is Planning Area B-2, located south of B-1 and is 9.36 acres (*Figure 2*).

**PROJECT BACKGROUND AND SETTING**

The subject property consists of developed land occupied by the former Rohr Aircraft Facility. The site is currently developed with one office building, and two industrial buildings. One of the industrial buildings in Planning Area A known as Building 29 (795 H Street), was used for research & development, tooling, and warehouse and distribution of aftermarket products until February 2021. Planning Areas B-1 and B-2 were used for manufacturing operations, which ceased in approximately 2020.

Historically, the project site was used for agricultural prior to development in 1941 with the existing facility. As a result of residual contaminated soils caused by historical agriculture and industrial uses at the project site, soil remediation and cleanup efforts are necessary. Chemicals associated with historical operations have been identified in soil and groundwater, including, but not limited to, Volatile Organic Compounds (VOCs), metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), and PCBs and have been investigated under DEH and San Diego Regional Water Quality Control Board (SDRWQCB). In 1998, the SDRWQCB issued Cleanup and Abatement Order No. 98-08 for the Rohr facility to abate discharges from its facility. The SDRWQCB issued CAO R9-2021-0042 in July 2021 that includes directives and timelines to remediate soil, soil gas, and groundwater at the property.

Planning Areas A, B-1 and B-2 of the project site are located within the Chula Vista Local Coastal Program (LCP) and currently lie within the General Industrial (I-G) Zoning and Industrial (I) General Plan land use designations. Land uses surrounding the project site include vacant properties, Collins Aerospace, and Seven Mile Casino to the north; Marina, Chula Vista Harbor, and future development as part of the Chula Vista Bayfront Master Plan to the south; Bay Boulevard and I-5 to the east; and Chula Vista RV Resort and future development site for the Gaylord Pacific Resort Hotel and Convention Center to the west.

## PROJECT DESCRIPTION

The proposed project involves the preparation of a Specific Plan that would govern future development within the three Planning Areas (A, B-1, and B-2) at the project site. Specific plans are a mechanism to ensure that projects develop in an organized and a cohesive manner. Specific plans incorporate a development framework for detailed land use, circulation, infrastructure including drainage, sewer, and water facilities, and urban design and landscape plans. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, landscape, and architectural character within the Specific Plan area ensuring that excellence in design is achieved during project development. The Rohr/Wohl Bayfront Specific Plan establishes the procedures and requirements to approve new development within the Specific Plan area.

A General Plan and Land Use Plan Amendment is proposed to be processed concurrently with Specific Plan adoption, which would change the existing I-G (General Industrial) zoning designation to three new zoning designations: PA-1 (for Planning Area A), PA-2 (for Planning Area B-1), and P-3 (for Planning Area B-2). These new designations would provide for permitted, conditionally permitted and prohibited uses within six Land Use Categories: Commercial Retail (CR), Commercial Visitor (CV), Commercial Office (CO), Light Industrial (LI), Regional Technology Park (RTP), and Business Park Flex (BPF). The existing zoning designation of I-G would be amended to complement the Collins Aerospace Campus to allow a flexible combination of light industrial, office, commercial and visitor-oriented uses to complement both the overall Chula Vista Bayfront area and the western part of Chula Vista. California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits adoption and administration of specific plans as an implementation tool for the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan. The Rohr/Wohl Bayfront Specific Plan would be prepared in conformance with the goals and policies of the City of Chula Vista General Plan as amended, in providing a commercial/light Industrial use on an underutilized property, creating new employment opportunities, and providing regulations that support the success of an employment area of the City.

The land uses shown in the table below represent proposed land uses for each of the three Planning Area zones.

Planning Areas Proposed Land Uses	
Land Use Category	Allowed Services
Commercial Retail (CR)	Designates areas for general commercial activities and services of a more intensive nature, including but not limited to shopping facilities, major service-oriented uses, food uses, and other retail uses that are designed to serve the city or the region as a whole and are typically located primarily along major transportation routes.
Commercial Visitor (CV)	Designates areas for large-scale commercial development that serves both local and regional needs. The regulations of this zone are designed to encourage the provision of lodging, restaurants, service stations, and other activities providing for the convenience, welfare, or entertainment of the traveler. Sites are easily accessible from freeways and may contain a variety of goods and services, such as eating and drinking establishments, hotels, and motels.
Commercial Office (CO)	Designates areas for activities that cater to business support and personal services. Uses typically include medical and health care clinics, travel agencies, insurance agencies, copy centers, and other similar land uses.



Light Industrial (LI)	Designates areas for general commercial activities and services of a more intensive nature, including but not limited to shopping facilities, major service-oriented uses, food uses, and other retail uses that are designed to serve the city or the region as a whole and are typically located primarily along major transportation routes.
Regional Technology Park (RTP)	Designates areas reserved for manufacturing, processing, warehousing and storage, e-commerce distribution, light industrial research parks, retail uses to complement the primary use; supportive amenities and services; and convenient transit access, and a broad range of similar clean industrial practices and processes that typically generate less truck traffic and noise.
Business Park Flex (BPF)	Designates areas to support a complementary mix of uses such as, research and development, e-commerce, light and custom manufacturing, engineering and design services, breweries, and maker spaces, as well as accessory office, retail uses to compliment the primary use; supportive amenities and services; and convenient transit access. This zoning district encourages light industrial activities with low environmental impacts and supports the growth of creative industries, incubator businesses, and innovative design and manufacturing. The zoning district can allow for small scale, context sensitive warehousing, distribution, and manufacturing to support small business development.

The approval of the Rohr/Wohl Bayfront Specific Plan would amend the City of Chula Vista's zoning for the property to allow the development of the proposed project with commercial, industrial, and office uses. When adopted by ordinance, the Specific Plan would become the zoning for all uses within the Specific Plan area. Where conflicts occur between the municipal code and the Specific Plan, the Specific Plan would prevail. Where standards are not included in the Specific Plan, the underlying code provisions would apply.

Approval of the proposed project would require the adoption of a General Plan Amendment and a new Specific Plan; amendment of the Development Agreement by and between City of Chula Vista, Redevelopment Agency of the City of Chula Vista, and Rohr, Inc., dated December 30, 1999, as amended; certification of the EIR; adoption of CEQA Findings and Statement of Overriding Considerations; and adoption of a Mitigation Monitoring and Reporting Program (MMRP).

#### **DOCUMENTS TO BE AMENDED INCLUDE:**

- Chula Vista General Plan
- Chula Vista Local Coastal Plan:
  - Bayfront LCP Land Use Plan
  - Bayfront Specific Plan
- Chula Vista Municipal Code Chapter 19:
  - Section 19.81: Bayfront Specific Plan – Scope and Purpose
  - Section 19.84: Bayfront Specific Plan – Land Use Zones
  - Section 19.85: Bayfront Specific Plan – Development Criteria

## **EIR CONTENTS**

### **Potential Environmental Effects of the Project**

The City of Chula Vista has determined that the project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. An EIR is, therefore, required to comply with CEQA Guidelines Sections 15060 and 15081. Specifically, it has been determined that an EIR will be prepared.

In accordance with the CEQA Guidelines and the City's Environmental Procedures, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The scope of the EIR for the project will be based in part on comments received in response to this NOP and public input received during the public scoping period. The EIR will address each of the environmental issues summarized herein. An MMRP will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The following environmental issues will be analyzed in the EIR.

#### *Aesthetics*

This section will describe all regulations, policies and guidelines governing views and aesthetic considerations. This section will evaluate grading associated with the project and the potential change in the visual environment based on the proposed development, including substantial effects on scenic vistas and potential impact to scenic resources, if any are present in the vicinity of the site. Further, this section will evaluate any potential conflicts with applicable zoning and other regulations governing scenic quality.

#### *Agricultural and Forestry Resources*

This section will address the project's potential to impact farmland. This will include an evaluation of the existing zoning and if any Farmland Mapping and Monitoring Program of the California Resources Agency are present. If the Farmland Mapping and Monitoring Program identifies potential agricultural resources, the analysis will consider the potential for the site to be utilized for agricultural purposes based on the present conditions of the site such as soil quality, water availability, climate, topography, and surrounding uses. As no off-site farmland exists adjacent to the site, no off-site impacts are anticipated. No forestry resources exist on or adjacent to the site, and no impacts to forestry resources are expected.

#### *Air Quality*

The air quality section of the EIR will describe the existing air quality in the San Diego Air Basin (SDAB) in the vicinity of the project site, list relevant policies that relate to air quality in the SDAB and identify potential air quality impacts. Project consistency with the Regional Air Quality Strategy will be evaluated. In addition, air emissions from the project during construction and operations will be quantified and evaluated per applicable federal and state ambient air quality standards. Potential exposure of sensitive receptors to substantial pollutant concentrations and odors will also be assessed. Due to the project location within 500 feet of the freeway, a Health Risk Assessment will also be completed in accordance with City of Chula Vista policy. While the impacts from the freeway to the project would be from the environment on the project, the result will be disclosed for informational purposes in the EIR.

#### *Biological Resources*

This section of the EIR will address the potential direct and indirect impacts of the project on sensitive biological resources. The evaluation will be based on project-specific biological resources investigations as

well as regional documentation of biological resources. Recent biological resource surveys have been conducted for the site, including species-specific surveys, rare plant survey, and a jurisdictional delineation. In addition, project vicinity and regional biological resources information (i.e., Multiple Species Conservation Plan [MSCP]) will be reviewed for the study area. The analysis will also include an analysis of the project's compliance with the City of Chula Vista's MSCP and Resource Management Plan as well as the City of San Diego's MSCP. Indirect impacts will also be evaluated. A Biological Resources Technical Report shall be prepared for all areas of potential effect of the project and will be included as an appendix to the EIR.

### *Cultural Resources*

This section of the EIR will address the project's potential impacts to cultural resources. Proposed site grading and other construction activities have the potential to impact unknown resources as well as known cultural sites. The existing buildings onsite are of historic age and will be analyzed in a stand-alone Built Environment Report. This will be discussed in detail in the EIR. A Cultural and Historical Resources Technical Report shall be prepared for all areas of potential effect of the proposed project and will be included as an appendix to the EIR.

### *Energy*

This section of the EIR will calculate the energy usage (fuel, natural gas, and electricity) associated with the project and analyze whether or not the project would potentially result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

### *Geology and Soils*

A geology and soils technical report will be prepared and incorporated into the EIR. The project includes soil remediation to ensure soils are in suitable condition for the proposed development. This section will evaluate geology and soils issues pursuant to significance criteria based on Appendix G of the CEQA guidelines, including issues related to soils suitability, and the potential for adverse geotechnical conditions such as slope stability and seismic risks.

### *Greenhouse Gas Emissions*

The greenhouse gas (GHG) emissions analysis will include calculations of the greenhouse gas emissions associated with the project and will identify any GHG reduction measures to reduce potential project GHG emission impacts. The GHG section would also analyze the project's consistency with the applicable city's Climate Action Plan and other applicable relevant GHG plans, policies, or regulations. The GHG calculations will be included within an appendix to the EIR.

### *Hazards and Hazardous Materials*

This section of the EIR will address risk of upset, hazardous emissions, proximity to airports, sea-level rise, and the potential interference with emergency response plans. The radius study consists of a database search of regulatory agency records to determine whether there are currently, or were previously, any reports of hazardous materials contamination or usage at the site or contamination at other sites within the search radius. The project will be required to comply with local, state and federal hazardous materials regulations. The analysis will address if the proposed project would result in any increased risk to the environment related to hazards and hazardous materials. The environmental site assessment will be included as an appendix to the EIR.

### *Hydrology and Water Quality*

A water quality and hydrology/drainage technical report will be prepared and incorporated into the EIR. This

section will evaluate effects of the project related to increases in impervious surfaces and effects on groundwater recharge, water quality issues related to urban runoff, and storm drain capacity issues resulting from changes in runoff patterns. The project will be required to comply with hydromodification regulations, as well local, state, and federal regulations pertaining to hydrology and water quality. The project includes on-site detention to control project site runoff, as well as the treatment of project stormwater to control water quality prior to discharge to the north. This analysis will be supported by drainage and stormwater technical studies that will be included as appendixes to the EIR.

### *Land Use and Planning*

The project proposes General Plan and Local Coastal Plan Amendments as well as a rezone. This section will identify all of the relevant goals, objectives and recommendations within applicable plans/ordinances that pertain to the project related to minimizing environmental effects. This section will analyze whether project implementation will be consistent with these plans and policies. This will include addressing the City of Chula Vista General Plan. If any inconsistency is identified, the analysis will address if the inconsistent would lead to a significant physical environmental impact.

### *Mineral Resources*

The EIR shall identify if the site contains significant mineral resources based on available mineral resource mapping information. The conditions of the site and surrounding area will be assessed to determine the significance of any mineral resources present. Impacts shall be evaluated based on if the resource provides a significant benefit to the local, regional, or state residents.

### *Noise*

A Noise Report will be prepared for the proposed project and the results of the technical report will be incorporated into the EIR. This section of the EIR will evaluate the project's potential to increase noise levels above the baseline ambient noise condition and will address compliance with the noise policies and standards identified in the City of Chula Vista's General Plan and Municipal Code ordinances. Both short-term, construction-related noise, and long-term operational noise issues will be evaluated. While an impact of the environment onto the project, the adjacent freeway noise levels will be discussed for informational purposes.

### *Paleontological Resources*

This section of the EIR will address the project's potential impacts to paleontological resources. Proposed on- and off-site grading and other construction activities have the potential to impact unknown paleontological resources. A Paleontological Resources Study will be prepared and included as an appendix to the EIR.

### *Population and Housing*

This section will analyze the project's effects on population and housing, both within Chula Vista, and the region. As no existing houses exist on the site and the site is not currently planned for housing, the project is not expected to displace existing housing or people. Population projections will be based on potential employment opportunities. The discussion of housing and population issues will be on population growth, which is primarily a "growth inducing impact." The focus of the analysis shall be if the project would result in physical environmental impacts.

### *Public Services*

This section of the EIR will evaluate potential environmental impacts related to public services. The existing services and infrastructure will be identified and the potential for impacts to fire protection (including emergency medical services), police services, schools, parks, and other services. The analysis in this section will focus on the potential increased demand on services based on the applicable City-approved standards and measures, and the associated physical improvements necessary to meet those service levels. As needed,

coordination will be completed with the service providers to obtain information regarding existing service levels and the potential project impact to services. The physical environmental impacts to provide public services to the proposed project will be evaluated. A public facilities plan will be prepared to address public services and included as an appendix to the EIR.

### *Recreation*

This section of the EIR will evaluate the project's potential to increase use of existing parks and recreational facilities as well as the environmental impact of any recreational facilities included in the project.

### *Transportation*

This section of the EIR will be based on the transportation impact study and will address potential conflicts with a program, plan, ordinance, or policy addressing the circulation system or CEQA Guidelines Section 15064.3, subdivision (b). This section will address project Vehicle Miles Traveled. Further, this section will analyze whether or not the project would substantially increase hazards due to a geometric design feature or result in inadequate emergency access. The analysis will address multi-modal transportation impacts, including pedestrian and bicycle modes of transportation. Thresholds will be utilized based on the location of the impact and the applicable City's regulations and standards.

### *Tribal Cultural Resources*

This section of the EIR will address the project's potential impacts to tribal cultural resources. This project will involve Assembly Bill 52 and Senate Bill 18 consultations with California Native American Tribes to identify and protect tribal cultural resources. A Cultural Resources Technical Report shall be prepared for all areas of potential effect of the project and will be included as an appendix to the EIR. The proposed site grading and other construction activities will be evaluated to assess potential impacts to tribal cultural resources. This will be discussed in detail in the EIR.

### *Utilities and Service Systems*

This section of the EIR will evaluate potential impacts on utilities and service systems. The existing services and infrastructure will be identified and the potential for impacts to water, sewer, drainage, electrical, solid waste disposal, and telecommunication services. The analysis in this section will focus on the potential increased demand on services based on City-approved standards and measures. This analysis will be supported by water and sewer demand technical studies, which will be included as appendixes to the EIR.

### *Wildfire*

This section will analyze the project's potential wildfire hazard impacts. The analysis will address if the project would substantially impair an adopted emergency response plan or emergency evacuation plan, exacerbate wildfire risks through winds or installation or maintenance of associated infrastructure, or expose people or structures to significant risks, including downslope or downstream flooding or landslides. The site's emergency access and evacuation will be assessed for compliance with State and local regulations. A Fire Protection Plan will be prepared and included as an appendix to the EIR.

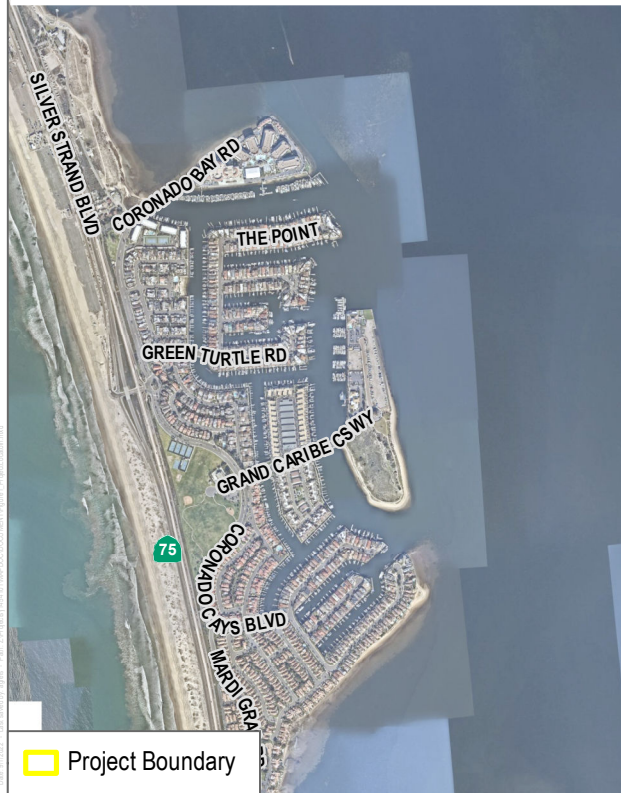
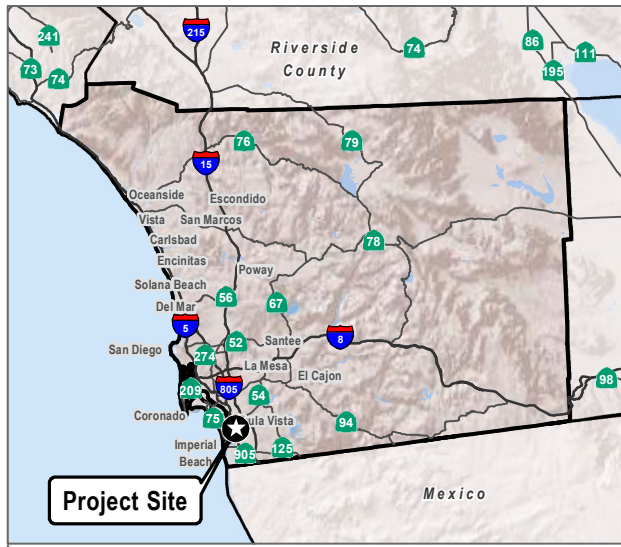
### *Alternatives*

This section will consider a reasonable range of potentially feasible project alternatives which avoid or substantially reduce the project's significant impacts while meeting the basic project objectives. Alternatives may include a reduced density/intensity alternative, land use alternatives, and other alternatives developed in coordination with the City of Chula Vista once additional details regarding the significant impacts of the project are determined. The Alternatives section will include a comparative environmental analysis of the various potentially feasible project alternatives in relation to the proposed project.

### *Other Mandatory Sections*

Other mandatory sections that will be addressed in the EIR include Cumulative Impacts, Growth Inducement, Effects Found Not to Be Significant, and Significant Irreversible Environmental Changes. Topics discussed above determined to be less than significant may be discussed in the Effects Found Not to Be Significant section of the EIR.





SOURCE: SANGIS 2020, 2022

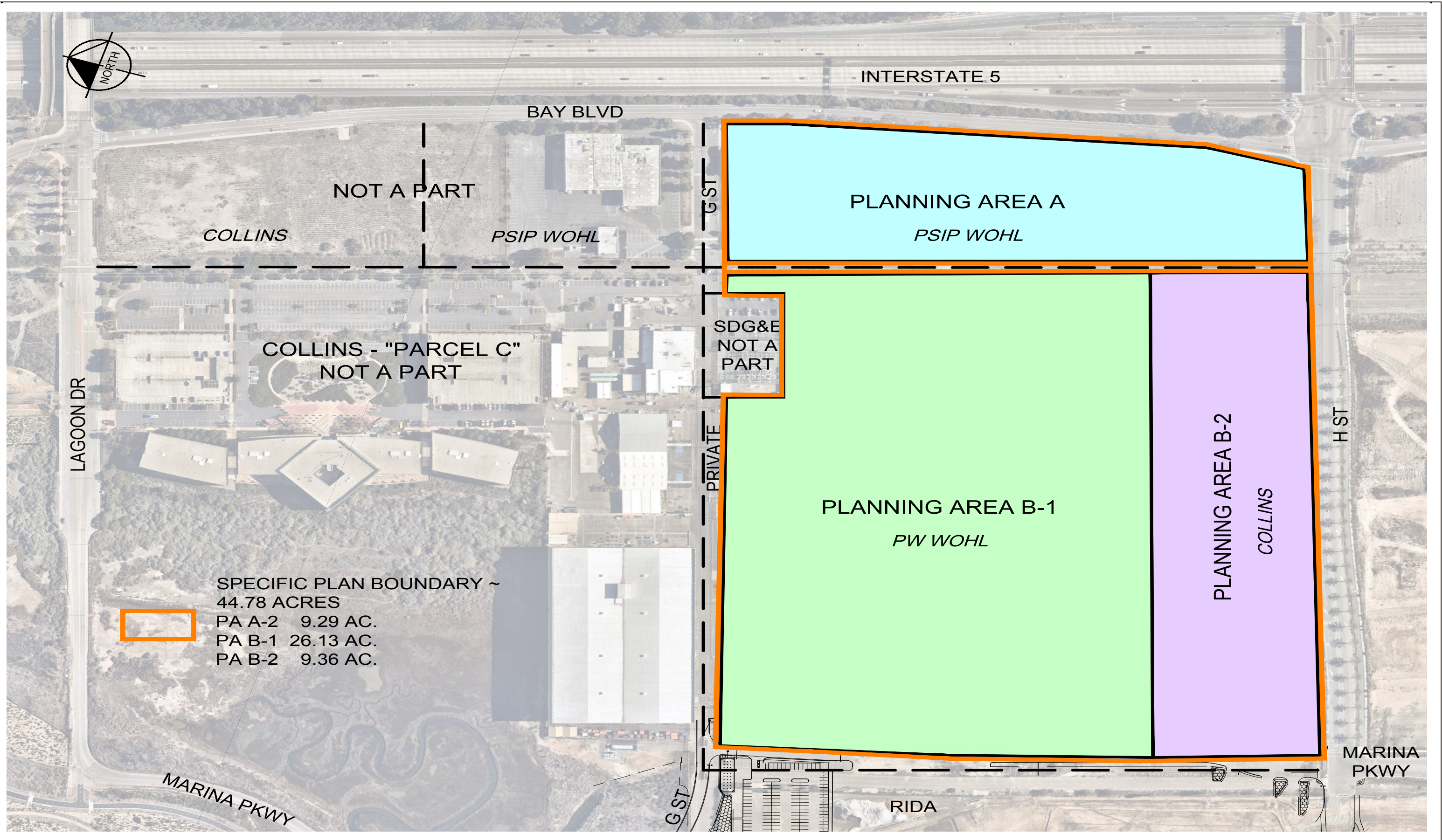


FIGURE 1

# Project Location

Rhor/Whol Bayfront Specific Plan





SOURCE: COLLINS WOHL BAYFRONT SPECIFIC PLAN, 2022

FIGURE 2

Site Plan

Rhor/Whol Bayfront Specific Plan