

MAIL TO: City of Chula Vista  
Development Services Department  
276 Fourth Avenue  
Chula Vista, CA 91910  
Attn: Miguel Z. Tapia

**NOTICE OF INTENT TO ADOPT  
PROPOSED MITIGATED NEGATIVE DECLARATION IS15-0005**

**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 between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday. The MND is available to review electronically at the following link:

<http://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 December 4, 2017.

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 Senior Planner Miguel Tapia at (619) 691-5291 or by e-mail at [mtapia@chulavistaca.gov](mailto:mtapia@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 at the southwest corner of Main Street and Fourth Avenue in the Southwest area of the City of Chula Vista in the County of San Diego (Assessor's Parcels Numbers: 629-030-04, 629-030-05, 629-040-09, 629-040-10, 629-040-12, 629-040-16, 629-040-20, 629-40 23, 629-040-24, 629-040-27, 629-050-05, 629-061-01)

**Proposed Project:** The proposed Project consists of the establishment of a Specific Plan over the former Nelson Sloan 53-acre site located at the southwest corner of Main Street and Fourth Avenue. The Specific Plan proposes to make certain changes to the zoning regulations and development standards as contained in the Limited Industrial zoning designation that currently regulates the subject site. Specifically, the proposed Plan would designate the site as an industrial park with zoning designations that would allow a variety of industrial, light industrial and limited commercial uses fronting along Main Street, thus replacing the existing City's Zoning Ordinance; it would make certain changes to the list of uses and it would introduce building and landscape design guidelines, as well as introduce a new east-west street. The retail commercial uses permitted by the Plan would be limited mostly to the parcel(s) fronting on Main Street and fronting on Broadway. The specific plan would also designate the easternmost 12-acres of the site as a Community Park pursuant to the City's General Plan. The proposed Project also includes Mass Grading Plans, Landscape Plans, and Tentative Subdivision Map, which would subdivide the site into 14 Parcel Areas.

**PROJECT APPLICANT:** Sudberry Development, Inc.  
**DECISION-MAKING AUTHORITY:** Chula Vista Planning Commission/City Council  
**INITIAL STUDY NO.:** IS15-0005  
**NOTICE DATE:** November 3, 2017

