



Development Services Department

NOTICE OF DECISION COASTAL DEVELOPMENT PERMIT

NOTICE IS HEREBY GIVEN THAT THE DIRECTOR OF DEVELOPMENT SERVICES FOR THE CITY OF CHULA VISTA considered a Coastal Development Permit (“CDP”) application for the demolition of an existing industrial building and a construction of a new fire station as further described below:

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| Date: | October 27, 2025 |
| Applicant: | City of Chula Vista |
| Project Number: | PLN25-0056 |
| Project Location: | 610 Bay Boulevard (APN: 571-330-22) |
| Project Planner: | Valeria Tarka |

The City of Chula Vista (“City”) will demolish an existing 13,800-square foot industrial building and construct three buildings for temporary Fire Station #12, totaling 14,298 square feet (“Project”). Building A will contain living quarters with sleeping areas, dining facilities, and offices for fire personnel. Building B will house various fire apparatuses, including ambulances, fire trucks, and fire engines. Building C will include an exercise room, laundry facilities, and storage rooms. Additional site improvements will include a new parking lot, landscaping, and other associated enhancements. The subject property is located in the Coastal Zone and is governed by the Chula Vista Bayfront Local Coastal Program (“LCP”) Land Use Plan. The LCP designates the subject property as “Parcel 2C” with a land use designation of Industrial – General (I-G).

ENVIRONMENTAL REVIEW

The Director of Development Services reviewed the Project for compliance with the California Environmental Quality Act (“CEQA”) and determined that the Project qualifies for a Class 32 categorical exemption pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines because the Project is on an approximately 1.44 acre site that is currently developed and substantially surrounded by urban uses; the Project is consistent with the General Plan’s policies and designation for the Project site (General Industrial), as well as the Project site’s zoning designation (Industrial – General) and applicable development regulations; the Project site has no value as habitat for endangered, rare, or threatened species; and approval of the Project will not result in significant effects relating to traffic, noise, air quality, or water quality. No further environmental review is required.

HOUSING IMPACT

Neither the subject property nor any portion thereof was identified in the General Plan’s Housing Element to accommodate a portion of the City’s allocation toward addressing regional housing needs. There is no net loss of housing capacity as it pertains to the City’s Regional Housing Needs Allocation (RHNA).

THE DIRECTOR OF DEVELOPMENT SERVICES, under the provisions of Chula Vista Municipal Code (“CVMC”) 19.83.015, makes the following findings for approval of this permit as required by the LCP and CVMC:

The Project is consistent with the certified LCP of the City of Chula Vista.

Parcel 2C is subject to the provisions of the LCP’s Land Use Plan and Specific Plan. The subject property is zoned I-G within the LCP and is located within the Harbor District subarea. The Harbor

District subarea designates the site for a planned fire station. "Essential services civic" is identified as a permitted use within the I-G zone of the Chula Vista Bayfront Specific Plan.

Although a fire station is not explicitly listed under the definition of "essential services civic" within Appendix A of the Use Classification System – Administrative Guidelines, it can be reasonably determined to be an essential service due to its critical role in protecting public safety, responding to emergencies, and maintaining community wellbeing. Therefore, a Fire Station is a permitted use and is consistent with both the LCP's Land Use Plan and Specific Plan.

The proposed development conforms with Public Resources Code Section 21000 et seq. (CEQA), and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment.

The Project was reviewed for compliance with the CEQA Guidelines and was determined to be categorically exempt from further environmental review pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines. This exemption applies to the construction of in-fill development.

The Project will not create any significant environmental impacts, and no mitigation measures or project alternatives are necessary.

For projects involving development between the sea or other body of water and the nearest public road, approval shall include a specific finding that such development is in conformity with the public access and public recreation policies of Section 30000 et seq. of the Coastal Act.

The Project site is located within the Coastal Zone but does not lie between the sea or another body of water and the nearest public road. Additionally, the Project is located on an already developed piece of land and will not impede public access or public recreation opportunities. Further, the proposed Project will provide necessary emergency services to the immediate area.

BASED ON THE FINDINGS ABOVE, THE DIRECTOR OF DEVELOPMENT SERVICES hereby approves PLN25-0056 as described above, subject to the following conditions. Unless stated otherwise, these conditions must be met prior to the issuance of a building permit for the Project. Additional requirements may be imposed at the time of development, depending upon the plans submitted for review:

Fire

1. The applicant shall apply for and receive approval for all required construction permits prior to any construction.
2. The project design shall be in accordance with CA Title 24 (Building Standards) and City of Chula Vista Fire Ordinances.

Landscape Architecture

1. The Applicant shall submit a complete set of Landscape Improvement plans for review and approval by the Director of Development Services or their designee. The Landscape Improvement plans shall be approved prior to approval of the Building Permit set and shall conform to the following City documents including but not limited to:

- a. Landscape Water Conservation Ordinance (LWCO), Chapter 20.12 of the City of Chula Vista Municipal Code
 - b. City of Chula Vista Landscape Manual
 - c. City of Chula Vista Design Manual
2. Irrigation systems shall be approved by Sweetwater Authority prior to City approval of the Landscape Improvement Plans.
 3. Prior to the issuance of final Certificate of Occupancy for the project, the Applicant shall have installed Landscape Improvements in accordance with City-approved plans, including the permanent irrigation meter, and have had said improvements inspected by City staff, to the satisfaction of the Director of Development Services or designee.
 4. Prior to project turnover to the City, the Landscape Architect of Record shall produce 'As Built' mylar record drawings and digital files (PDF with OCR) for storage in the City's landscape drawing record system, and produce additional paper copy sets of drawings as required by the Landscape Inspector.

The following ongoing conditions shall apply to the subject property for as long as it relies upon this approval:

1. Approval of this permit shall not waive the Applicant/Owner's responsibility to comply with all applicable sections of the CVMC, the certified Chula Vista Bayfront LCP, and any other applicable City ordinances in effect at the time of permit issuance.
2. Any future development, whether in connection with this use or any future use, shall comply with the required 20-foot side yard setback, unless a separate entitlement is granted to allow otherwise.
3. Pursuant to CVMC 19.83 any development, as defined by CVMC 19.83.002, which may include but is not limited to tenant improvements, additions, and installation of accessory structures not included within the approved plan set for PLN25-0056 shall require a new CDP.
4. The Applicant shall maintain the Project in accordance with the approved plans for this permit (PLN25-0056), which include a site plan, floor plan, and elevations on file with the Development Services Department. The Project shall also be maintained in accordance with the conditions contained herein and Title 19 of the CVMC.
5. This permit authorizes only the use specified in the application for PLN25-0056. Any new use, modification or expansion of the use, or activities not authorized under this CDP shall be subject to review and approval by the Director of Development Services or designee.
6. The Project shall comply with all applicable performance standards and noise control provisions found in CVMC 19.66 and 19.68.
7. The Applicant/Owner shall and does hereby agree to indemnify, protect, defend, and hold harmless the City, its City Council members, Planning Commission members, officers, employees, and representatives from and against any and all liabilities, losses, damages, demands, claims, and costs, including any costs and expenses to prepare the administrative record for any challenge to the Project approvals and/or

compiling a response to a Public Records Act request(s) to provide the record of proceedings materials for the Project, the City's costs to retain its own defense counsel to defend any challenge to any Project-related approvals, court costs and attorney fees (collectively, "liabilities") incurred by the City arising, directly or indirectly, from (a) the City's approval and issuance of this permit and (b) the City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and the Applicant shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The Applicant/Owner's compliance with this provision is an express condition of this permit and shall be binding on any and all of the Applicant/Owner's successors and assigns.

8. Any violations of the terms and conditions of this permit may result in the imposition of civil or criminal penalties and/or the revocation or modification of this permit.
9. If any of the foregoing conditions fails to be met, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; institute and prosecute litigation to compel their compliance with said conditions; or seek damages for their violation. Neither the Applicant nor a successor in interest gains any vested rights by the City's approval of this permit.
10. The Applicant/Property Owner shall execute this document by making a true copy and signing this original CDP and the copy on the lines provided below, said execution indicating that the Applicant/Property Owner have each read, understood, and agreed to the conditions contained herein and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 days shall indicate the Applicant/Property Owner's desire that the Project, and the corresponding application for building permits and/or business license, be held in abeyance without approval.

Jonathan Salsman
for City of Chula Vista (Applicant)

Date

Tiffany Allen
for City of Chula Vista (Property Owner)

Date

APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF CHULA VISTA, this
27th day of October 2025.



Anna Colamussi
Deputy Director of Development Services