

**PUBLIC NOTICE  
OF THE AVAILABILITY FOR PUBLIC REVIEW OF THE  
ROHR WOHL SPECIFIC PLAN  
DRAFT ENVIRONMENTAL IMPACT REPORT  
EIR22-0003 (SCH No. 2022100138)**

NOTICE IS HEREBY GIVEN that a Draft Environmental Impact Report (EIR) has been made available for public review and comment by the Director of Development Services for the City of Chula Vista on August 23, 2024. The Draft EIR is for the implementation of the proposed Rohr Wohl Specific Plan Project, further described below.

**PROJECT NUMBER:** EIR22-0003, SCH No. 2022100138

**PROJECT APPLICANT:** PW Wohl G Street, LLC and PSIP Wohl Bay Blvd., LLC

**PROJECT LOCATION:** APNs 571-330-35 through 571-330-45

The project site is approximately 44.8 acres located in the City of Chula Vista (City), California. The site is in the northwest portion of the City, directly adjacent to the City of San Diego. More specifically, the project site is located west of Interstate (I) 5, north of H Street, south of G Street, east of Marina Parkway, and 0.5 miles east of the San Diego Bay.

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. The Rohr Wohl 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 PA-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.

The Draft EIR identifies significant environmental impacts associated with the proposed project related to air quality, biological resources, cultural/tribal cultural resources, and geology and soils (paleontological resources). All significant impacts would be reduced to less than significant levels through implementation of mitigation measures.

**PUBLIC REVIEW AND COMMENT PERIOD:** August 23, 2024, through October 7, 2024

The Draft EIR is available to review electronically at <https://www.chulavistaca.gov/departments/development-services/planning/planning-digital-library/eir>. For additional options to review, please contact Arturo Ortuño at [aortuno@chulavistaca.gov](mailto:aortuno@chulavistaca.gov) or (619) 409-5864.

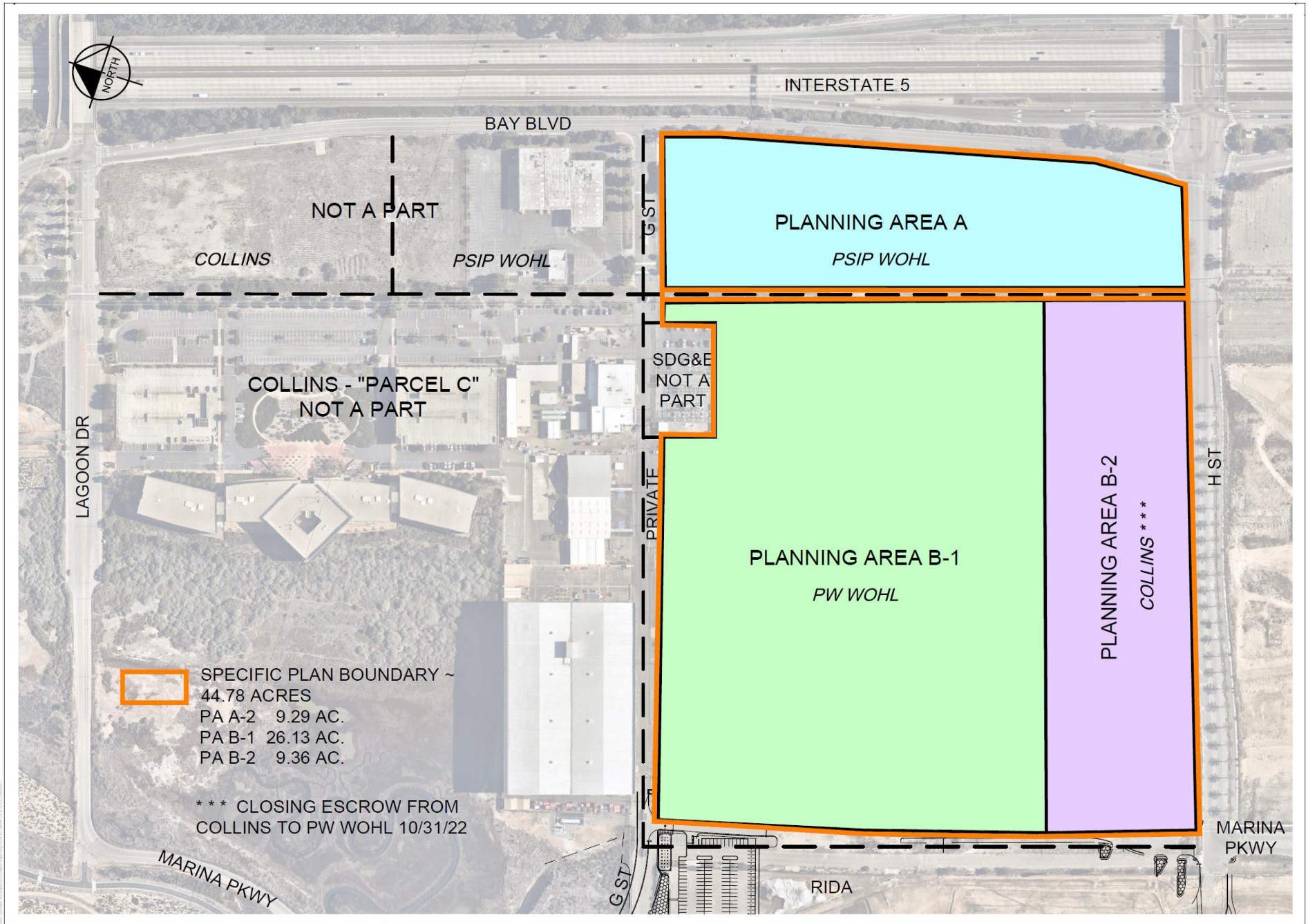
Written comments on the adequacy of the Draft EIR may be submitted to the staff or Applicant indicated above. If you have difficulty submitting a comment or are unable to submit a comment, please contact Arturo Ortuño using one of the means indicated above. Additionally, written comments on the adequacy of the Draft EIR can be mailed to the City of Chula Vista, Development Services Department, Attn: Arturo Ortuño, 276 Fourth Avenue, Chula Vista, CA 91910.

Following the close of the public review and comment period, responses to comments on the Draft EIR will be prepared, and, together with the Draft EIR, will constitute the Final EIR. The Final EIR will be reviewed by the Planning Commission, and California Coastal Commission and discussed during a public hearing at a later date. The City Council will review and take final action on the Final EIR following a subsequent public hearing.

If you wish to challenge the City's action on this EIR in court, you may be limited to only those issues you or someone else raised during this public review and comment period, during any future public hearing, and/or in written correspondence delivered to the Planning Commission or City Council at or prior to any public hearing. This notice is required to be filed with the County Clerk's office for a period of not less than forty-five (45) days.

**ACCESSIBILITY:** Individuals with disabilities are invited to request modifications or accommodations to access the Draft EIR and/or participate in the EIR 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) or Arturo Ortuño at [aortuno@chulavistaca.gov](mailto:aortuno@chulavistaca.gov).





SOURCE: COLLINS WOHL BAYFRONT SPECIFIC PLAN, 2022