

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022100138

Project Title: Rohr Wohl Specific Plan EIR

Lead Agency: City of Chula Vista

Contact Name: Arturo Ortuno

Email: aortuno@chulavistaca.gov

Phone Number: 619-409-5864

Project Location: Chula Vista
City

San Diego
County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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.

MM-AQ-1 Update the Regional Growth Forecast; MM-AQ-2 Low VOC Paints; MM-AQ-3 Provision of Electrical Infrastructure for Construction and Use of Electric Construction Equipment; MM-AQ-4 Tier 4 Final Construction MM-AQ-5 Cargo Handling Equipment; MM-AQ-6 Tier 4 Emergency Generators; MM-AQ-7 Truck Requirements and Restrictions; and MM-AQ-8 Transportation Demand Management

MM-BIO-1 Nesting Raptors; MM-BIO-2 Osprey Nests; MM-BIO-3 Nesting Birds; MM-BIO-4 Special-Status Bats MM-BIO-5 Avoidance Measures for Special-Status Bats; and MM-BIO-6 MSCP Subarea Plan Consistency and Adjacency

MM-CUL-1 Cultural Resources Avoidance and Curation Measures

MM-GEO-1 Paleontological Resources Impact Mitigation Plan

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

1. Biological resource impacts, including consideration of nesting Osprey (Section 5.3, Biological Resources)
2. Cultural resources, including tribal cultural resources and outreach to Native American tribes (Section 5.4, Cultural and Tribal Cultural Resources)
3. Pedestrian and bicycle safety and access (Section 5.15, Transportation)
4. Land use and planning and consistency with planning documents (Section 5.10, Land Use and Planning)
5. Alternatives (Chapter 10, Alternatives).

Provide a list of the responsible or trustee agencies for the project.

CDFW; CCC; and RWQCB