

Appendix D

From:

Public Agency: City of Chula Vista

Address: 276 Fourth Avenue

Chula Vista, CA 91910

Sacramento, CA 95814

Contact: Arturo Ortuno, Senior Planner

Phone: (619) 409- 5864

Lead Agency (if different from above):

County of: San Diego

Address: 1600 Pacific Highway, Suite 260

San Diego, CA 92101

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022100138

Project Title: Rohr Wohl Specific Plan

Project Applicant: Emil Wohl, PW Wohl G Street, LLC and Wohl Property Group, LLC

(Name and Address)

Project Location (include county): APNs: 571- 330-35-00 through 571- 330-45-00, San Diego County

Project Description:

The Project includes amendments to the Chula Vista General Plan and the Chula Vista Bayfront Local Coastal Program to update land use designations, and the adoption of a new Specific Plan and related zoning changes. The Project also includes a Tentative Parcel Map consistent with the Specific Plan and issuance of a Coastal Development Permit for a four-lot subdivision and associated improvements.

This is to advise that the City of Chula Vista has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 12/02/2025 and has made the following determinations regarding the above
(date)
described project.

1. The project ☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.chulavistaca.gov/departments/development-services/planning/planning-digital-library/eir>

Signature (Public Agency): *[Signature]*

Title: Senior Planner

Date: 12/03/2025

Date Received for filing at OPR: 12/02/2025

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.