

**NOTICE OF PROJECT SCOPING AND  
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT  
REPORT BY THE CITY OF CHULA VISTA**

NOTICE IS HEREBY GIVEN THAT THE CITY OF CHULA VISTA has prepared a scoping presentation to solicit public input on the scope of an Environmental Impact Report, as summarized below:

PROJECT: Environmental Impact Report (EIR22-0001) for the Nakano Project.

NOTICE: This notice was released by the City on May 5<sup>th</sup>, 2022. State Clearinghouse noticing extends the NOP review period through July 14<sup>th</sup>, 2022.

PURPOSE: Solicit public comment on the type and extent of the environmental analyses to be performed under the California Environmental Quality Act (CEQA), such as: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology and Water Quality, Land Use, Mineral Resources, Noise, Population/Housing, Public Services and Utilities, Recreation, Transportation, Tribal Cultural Resources, and Wildfire.

DATES: May 5<sup>th</sup> to July 14<sup>th</sup>, 2022 online (see review and commenting instructions below)

The purpose of the scoping presentation is to inform the public that the lead agency, the City of Chula Vista Development Services Department (DSD), is evaluating a project under CEQA and set forth in Public Resources Code Section 21065 to solicit public comment regarding the type and extent of environmental analyses to be undertaken. At the scoping stage, DSD describes the preliminary concept of the project, and asks for public feedback regarding the scope of the EIR. To provide such information and in the interest of the public health and safety, DSD has prepared a scoping presentation.

HOW TO REVIEW THE PRESENTATION: Members of the public will be able to access a link to watch a pre-recorded presentation at [chulavistaca.gov/EnvironmentalNotices](http://chulavistaca.gov/EnvironmentalNotices). The link will remain live from May 5<sup>th</sup> through July 14<sup>th</sup>, 2022.

HOW TO SUBMIT COMMENTS: Visit the City's online eComment portal at: [chulavistaca.gov/EnvironmentalNotices](http://chulavistaca.gov/EnvironmentalNotices)

All comments regarding the scope of the EIR must be submitted by July 14<sup>th</sup>, 2022 by 5:00 pm. All comments submitted online will be available to the public and City staff and the applicant using the eComment portal.

If you have difficulty or are unable to submit a comment via the website above, please contact Gabriel Innocenzi at [ginnocenzi@chulavistaca.gov](mailto:ginnocenzi@chulavistaca.gov) or 619-409-5901 for assistance.

Upon completion of the scoping process, comments received on the EIR scope will be considered in the preparation of the draft environmental document.

ACCESSIBILITY: Individuals with disabilities are invited to request modifications or accommodations in order to access and/or participate in the scoping 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) at least forty-eight hours in advance of the opening date of the forum.

## **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NAKANO PROJECT**

### **PROJECT LOCATION**

The 23.77-acre project site is located east of Interstate 805 (I-805), northwest of Dennery Road, and south of the Otay River in the City of Chula Vista, California (*Figure 1*). The site Assessor's Parcel Number (APN) is 624-071-0200. The site is located on the southern edge of the City of Chula Vista, directly adjacent to the City of San Diego. The project would also include off-site access improvements on adjacent parcels located in the City of San Diego as well as off-site remedial grading in the City of Chula Vista.

### **PROJECT BACKGROUND AND SETTING**

The project is located in the City of Chula Vista but is adjacent to City of San Diego areas on the three sides (west, south, and east). Due to the intervening Otay River and adjacent developments, vehicular site access from the City of Chula Vista, as well as the provision of public services by Chula Vista, would be difficult. As such, Annexation of the site from the City of Chula Vista (and Otay Water District) to the City of San Diego is being considered as a part of the project. As further described below under Project Description, the proposed project includes two scenarios: 1) the Annexation Scenario with the site being annexed into the City of San Diego and 2) the No Annexation Scenario with the site remaining in the City of Chula Vista. Under CEQA Guidelines Section 15051(d), in cases where two public agencies have a substantial claim to be the lead agency, the public agencies may, by agreement, contract or other means, designate one public agency to be the lead agency and provide for cooperative efforts. Both the City of San Diego and the City of Chula Vista have a substantial claim to be the lead agency but have entered into a cooperative memorandum of understanding designating the City of Chula Vista as the lead agency with the City of San Diego as a responsible agency.

The project site is currently vacant and was historically used for agricultural purposes, such as row crop cultivation. Agricultural operations ceased on the site circa 2000. Former agricultural building foundations are located in the central area of the site. The majority of the site is flat and consists of disturbed habitat and non-native grasslands, with elevation increasing towards the southern portion of the site. There is also an unimproved drainage corridor along the eastern boundary of the project site that conveys stormwater runoff from the Kaiser Permanente Otay Mesa Medical Offices to the south through the site to the Otay River. Native vegetation is located along the southern slope and along the drainage that extends north-south along the eastern perimeter. Several dirt trails extend through the project site from the southeastern corner near Dennery Road to the north towards the Otay Valley River Park.

The project area is currently designated as Open Space by the City of Chula Vista General and is zoned as Agricultural Zone A-8 by the City of Chula Vista Zoning Code. The off-site remedial grading area within Chula Vista is also designated as Open Space but is zoned as Floodway Zone F1. The off-site primary and secondary access improvement areas within the City of San Diego are designated as Residential – Low Medium by the City of San Diego Otay Mesa Community Plan and zoned as RM-2-4 by the San Diego Zoning Code. The project area is identified as Open Space within the Otay Valley Regional Park Concept Plan and is surrounded to the south and east by land under jurisdiction of the City of San Diego Otay Mesa Community Plan.

Land uses surrounding the project site include multi-family residential development to the east and medical office uses to the south. Open space area associated with the Otay River and Otay Valley Regional Park is located to the north of the project site, and the site is bordered to the west by I-805. Several utilities and their easements exist on-site. A 30-inch reclaimed water line and a San Diego Gas and Electric (SDG&E) 69 kilovolt power line

exist along the eastern boundary. An SDG&E above-ground power line also extends along the southern boundary. A 27-inch sewer pipeline extends from the northeast corner to the former location of buildings on-site and through to the western site boundary, and along the western site boundary. A 12-inch water line is located off-site adjacent to the eastern site boundary. There is also a California Department of Transportation (Caltrans) easement in the northeastern corner of the site that contains infrastructure associated with the I-805 corridor.

## **PROJECT DESCRIPTION**

The proposed project includes two scenarios; 1) the Annexation Scenario with the site being annexed into the City of San Diego and 2) the No Annexation Scenario with the site remaining in the City of Chula Vista. Both scenarios include the same project footprint and physical project design.

The project proposes a residential development with supporting amenities (*Figure 2*). The proposed residential uses would consist of 215 multi-family residential dwelling units, including 61 detached condominiums, 84 duplexes, and 70 multi-family dwelling units. The project provides for 22 affordable units. However, to represent a conservative analysis of potential unit mix, the EIR will assume a maximum of 221 residential units. Recreational amenities would include two “mini” parks, an overlook park associated with the Otay Valley Regional Park, and a trail connection to the Otay Valley Regional Park. Primary site access would be provided via an off-site connection to Dennery Road, and secondary emergency access would be provided via a connection to Golden Sky Way in the River Edge Terrace residential development. Internal roadways would be private, which would require a deviation for the No Annexation Scenario. Off-site remedial grading would be required to the north of the site within the City of Chula Vista.

While the physical improvements proposed would be the same under either project scenario, the discretionary actions would differ. The No Annexation Scenario would include adoption of a General Plan Amendment and a new Specific Plan, out of service agreements for services and utilities, certification of the EIR, adoption of CEQA Findings and Statement of Overriding Considerations, and adoption of a Mitigation Monitoring and Reporting Program (MMRP). More specifically, the General Plan Amendment would change the land use designation to Residential Medium and the Specific Plan would implement a new residential zone.

The Annexation Scenario would include the actions listed above in addition to annexation of the site from the City of Chula Vista and Otay Water District to the City of San Diego, an annexation agreement, City of San Diego and City of Chula Vista Sphere of Influence Revision, City of San Diego and City of Chula Vista General Plan Amendment, Otay Mesa Community Plan Amendment, prezone in San Diego, San Diego Resolution of Initiation and Chula Vista Resolution Support, a tentative map, certification of the EIR, and Adoption of CEQA Findings and Statement of Overriding Considerations, and adoption of MMRP. Under this scenario, the site would ultimately be designated as Residential – Low Medium in the City of San Diego General Plan and zoned as RT-1-4 (Residential-Townhouse) in the City of San Diego. The Local Agency Formation Commission would provide oversight of the annexation process. The Otay Water District would be a responsible agency considering the need to annex out of the Otay Water District and into the City of San Diego water services area.

Both scenarios are anticipated to need approvals from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife due to the proposed changes to the on-site drainage. The project as proposed would not encroach into the on-site Caltrans easement, and no encroachment permit is included as a part of the project.

## **EIR CONTENTS**

### **Potential Environmental Effects of the Project**

The City of Chula Vista has determined that the project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. An EIR is, therefore, required to comply with CEQA Guidelines Sections 15060 and 15081. Specifically, it has been determined that an EIR will be prepared.

In accordance with the CEQA Guidelines and the City's Environmental Procedures, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The scope of the EIR for the project will be based in part on comments received in response to this NOP and public input received during the public scoping period. The EIR will address each of the environmental issues summarized herein. While the City of Chula Vista is the Lead Agency, both the City of Chula Vista and City of San Diego regulations will be utilized to inform impact thresholds and analyzed for consistency where appropriate. A MMRP will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The following environmental issues will be analyzed in the EIR.

#### *Aesthetics*

This section will describe all regulations, policies and guidelines governing views and aesthetic considerations. This section will evaluate grading associated with the project and the potential change in the visual environment based on the proposed development, including substantial effects on scenic vistas and potential impact to scenic resources, if any are present in the vicinity of the site. Further, this section will evaluate any potential conflicts with applicable zoning and other regulations governing scenic quality.

#### *Agricultural and Forestry Resources*

This section will address the project's potential to impact farmland. This will include an evaluation of the existing zoning and if any Farmland Mapping and Monitoring Program of the California Resources Agency are present. If the Farmland Mapping and Monitoring Program identifies potential agricultural resources, the analysis will consider the potential for the site to be utilized for agricultural purposes based on the present conditions of the site such as soil quality, water availability, climate, topography, and surrounding uses. As no off-site farmland exists adjacent to the site, no off-site impacts are anticipated. No forestry resources exist on or adjacent to the site, and no impacts to forestry resources are expected.

#### *Air Quality*

The air quality section of the EIR will describe the existing air quality in the San Diego Air Basin (SDAB) in the vicinity of the project site, list relevant policies that relate to air quality in the SDAB and identify potential air quality impacts. Project consistency with the Regional Air Quality Strategy will be evaluated. In addition, air emissions from the project during construction and operations will be quantified and evaluated per applicable federal and state ambient air quality standards. Potential exposure of sensitive receptors to substantial pollutant concentrations and odors will also be assessed. Due to the project location within 500 feet of the freeway, a Health

Risk Assessment will also be completed in accordance with City of Chula Vista policy. While the impacts from the freeway to the project would be from the environment on the project, the result will be disclosed for informational purposes in the EIR.

### *Biological Resources*

This section of the EIR will address the potential direct and indirect impacts of the project on sensitive biological resources. The evaluation will be based on project-specific biological resources investigations as well as regional documentation of biological resources. Recent biological resource surveys have been conducted for the site, including species-specific surveys, rare plant survey, and a jurisdictional delineation. In addition, project vicinity and regional biological resources information (i.e., Multiple Species Conservation Plan [MSCP]) will be reviewed for the study area. The analysis will also include an analysis of the project's compliance with the City of Chula Vista's MSCP and Resource Management Plan as well as the City of San Diego's MSCP. Indirect impacts will also be evaluated, including indirect impacts to the nearby Otay River and the Otay Valley River Park. A Biological Resources Technical Report shall be prepared for all areas of potential effect of the project and will be included as an appendix to the EIR.

### *Cultural Resources*

This section of the EIR will address the project's potential impacts to cultural resources. Proposed site grading and other construction activities have the potential to impact unknown resources as well as known cultural sites. This will be discussed in detail in the EIR. A Cultural Resources Technical Report shall be prepared for all areas of potential effect of the proposed project and will be included as an appendix to the EIR.

### *Energy*

This section of the EIR will calculate the energy usage (fuel, natural gas, and electricity) associated with the project and analyze whether or not the project would potentially result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

### *Geology and Soils*

A geology and soils technical report will be prepared and incorporated into the EIR. The project includes soil remediation to ensure soils are in suitable condition for the proposed development. This section will evaluate geology and soils issues pursuant to significance criteria based on Appendix G of the CEQA guidelines, including issues related to soils suitability, and the potential for adverse geotechnical conditions such as slope stability and seismic risks.

### *Greenhouse Gas Emissions*

The greenhouse gas (GHG) emissions analysis will include calculations of the greenhouse gas emissions associated with the project and will identify any GHG reduction measures to reduce potential project GHG emission impacts. The GHG section would also analyze the project's consistency with the applicable city's Climate Action Plan and other applicable relevant GHG plans, policies, or regulations. The GHG calculations will be included within an appendix to the EIR.

### *Hazards and Hazardous Materials*

This section of the EIR will address risk of upset, hazardous emissions, proximity to airports and the potential interference with emergency response plans. The radius study consists of a database search of regulatory agency records to determine whether there are currently, or were previously, any reports of hazardous materials contamination or usage at the site or contamination at other sites within the search radius. A Phase I environmental site assessment will be provided to identify known and/or potential hazardous materials within the project site and adjacent area. The project will be required to comply with local, state and federal hazardous material regulations. The analysis will address if the proposed project would result in any increased risk to the environment related to hazards and hazardous materials. The environmental site assessment will be included as an appendix to the EIR.

### *Hydrology and Water Quality*

A water quality and hydrology/drainage technical report will be prepared and incorporated into the EIR. This section will evaluate effects of the project related to increases in impervious surfaces and effects on groundwater recharge, water quality issues related to urban runoff, and storm drain capacity issues resulting from changes in runoff patterns. The project will be required to comply with hydromodification regulations, as well local, state, and federal regulations pertaining to hydrology and water quality. The project includes on-site detention to control project site runoff, as well as the treatment of project stormwater to control water quality prior to discharge to the north. The analysis will include addressing potential impacts to downstream waters such as the Otay River, including downstream beneficial uses and biological resources. This analysis will be supported by drainage and stormwater technical studies that will be included as appendixes to the EIR.

### *Land Use and Planning*

The project proposes General Plan Amendments as well as rezoning or pre-zoning, depending on the project scenario. This section will identify all of the relevant goals, objectives and recommendations within applicable plans/ordinances that pertain to the project related to minimizing environmental effects. This section will analyze whether project implementation will be consistent with these plans and policies. This will include addressing the City of San Diego and City of Chula Vista General Plans as well as the City of San Diego Otay Mesa Community Plan. If any inconsistency is identified, the analysis will address if the inconsistent would lead to a significant physical environmental impact.

### *Mineral Resources*

The EIR shall identify if the site contains significant mineral resources based on available mineral resource mapping information. The conditions of the site and surrounding area will be assessed to determine the significance of any mineral resources present. Impacts shall be evaluated based on if the resource provides a significant benefit to the local, regional, or state residents.

### *Noise*

A Noise Report will be prepared for the proposed project and the results of the technical report will be incorporated into the EIR. This section of the EIR will evaluate the project's potential to increase noise levels above the baseline ambient noise condition and will address compliance with the noise policies and standards identified in the City of Chula Vista's General Plan and Municipal Code, as well as the City of San Diego General Plan and ordinances. Both short-term, construction-related noise, and long-term operational noise issues will be

evaluated. While an impact of the environment onto the project, the adjacent freeway noise levels will be discussed for informational purposes.

### *Paleontological Resources*

This section of the EIR will address the project's potential impacts to paleontological resources. Proposed on- and off-site grading and other construction activities have the potential to impact unknown paleontological resources. A Paleontological Resources Study will be prepared and included as an appendix to the EIR.

### *Population and Housing*

The project purposes housing on a site designated as open space and zoned for agricultural uses. This section will analyze the project's effects on population and housing, both within Chula Vista, San Diego, and the region. The region is noted to currently have a shortage of housing, including affordable housing. As no existing houses exist on the site and the site is not currently planned for housing, the project is not expected to displace existing housing or people. Population projections will be based on housing unit type and anticipated occupancy. The discussion of housing and population issues will be on population growth, which is primarily a "growth inducing impact." The focus of the analysis shall be if the project would result in physical environmental impacts. A housing technical report will be prepared and included as an appendix to the EIR to assess housing conditions and impacts.

### *Public Services*

This section of the EIR will evaluate potential environmental impacts related to public services. The existing services and infrastructure will be identified and the potential for impacts to fire protection (including emergency medical services), police services, schools, parks, and other services. The analysis in this section will focus on the potential increased demand on services based on the applicable City-approved standards and measures, and the associated physical improvements necessary to meet those service levels. As needed, coordination will be completed with the service providers to obtain information regarding existing service levels and the potential project impact to services. The No Annexation Scenario is noted to require out of service agreements with the City of San Diego in order to obtain adequate public services. The physical environmental impacts to provide public services to the proposed project will be evaluated. A public facilities plan will be prepared to address public services and included as an appendix to the EIR.

### *Recreation*

This section of the EIR will evaluate the project's potential to increase use of existing parks and recreational facilities as well as the environmental impact of any recreational facilities included in the project. In addition, the project's effects to the adjacent Otay Valley River Park will be evaluated.

### *Transportation*

This section of the EIR will be based on the transportation impact study and will address potential conflicts with a program, plan, ordinance, or policy addressing the circulation system or CEQA Guidelines Section 15064.3, subdivision (b). This section will address project Vehicle Miles Traveled. Further, this section will analyze whether or not the project would substantially increase hazards due to a geometric design feature or result in inadequate emergency access. The analysis will address multi-modal transportation impacts, including pedestrian and bicycle modes of transportation. Thresholds will be utilized based on the location of the impact and the applicable City's regulations and standards.

### *Tribal Cultural Resources*

This section of the EIR will address the project's potential impacts to tribal cultural resources. This project will involve Assembly Bill 52 and Senate Bill 18 consultations with California Native American Tribes to identify and protect tribal cultural resources. A Cultural Resources Technical Report shall be prepared for all areas of potential effect of the project and will be included as an appendix to the EIR. The proposed site grading and other construction activities will be evaluated to assess potential to impacts to tribal cultural resources. This will be discussed in detail in the EIR.

### *Utilities and Service Systems*

This section of the EIR will evaluate potential impacts on utilities and service systems. The existing services and infrastructure will be identified and the potential for impacts to water, sewer, drainage, electrical, solid waste disposal, and telecommunication services. The analysis in this section will focus on the potential increased demand on services based on City-approved standards and measures. This analysis will be supported by water and sewer demand technical studies, which will be included as appendixes to the EIR.

### *Wildfire*

This section will analyze the project's potential wildfire hazard impacts. The site is located within a Very High Fire Hazard Severity Zone. The analysis will address if the project would substantially impair an adopted emergency response plan or emergency evacuation plan, exacerbate wildfire risks through winds or installation or maintenance of associated infrastructure, or expose people or structures to significant risks, including downslope or downstream flooding or landslides. The site's emergency access and evacuation will be assessed for compliance with State and local regulations. A Fire Protection Plan will be prepared and included as an appendix to the EIR.

### *Alternatives*

This section will consider a reasonable range of potentially feasible project alternatives which avoid or substantially reduce the project's significant impacts while meeting the basic project objectives. Alternatives may include a reduced density/intensity alternative, land use alternatives, and other alternatives developed in coordination with the City of Chula Vista once additional details regarding the significant impacts of the project are determined. The Alternatives section will include a comparative environmental analysis of the various potentially feasible project alternatives in relation to the proposed project.

### *Other Mandatory Sections*

Other mandatory sections that will be addressed in the EIR include Cumulative Impacts, Growth Inducement, Effects Found Not to Be Significant, and Significant Irreversible Environmental Changes. Topics discussed above determined to be less than significant may be discussed in the Effects Found Not to Be Significant section of the EIR.



Map Source: DUDEK

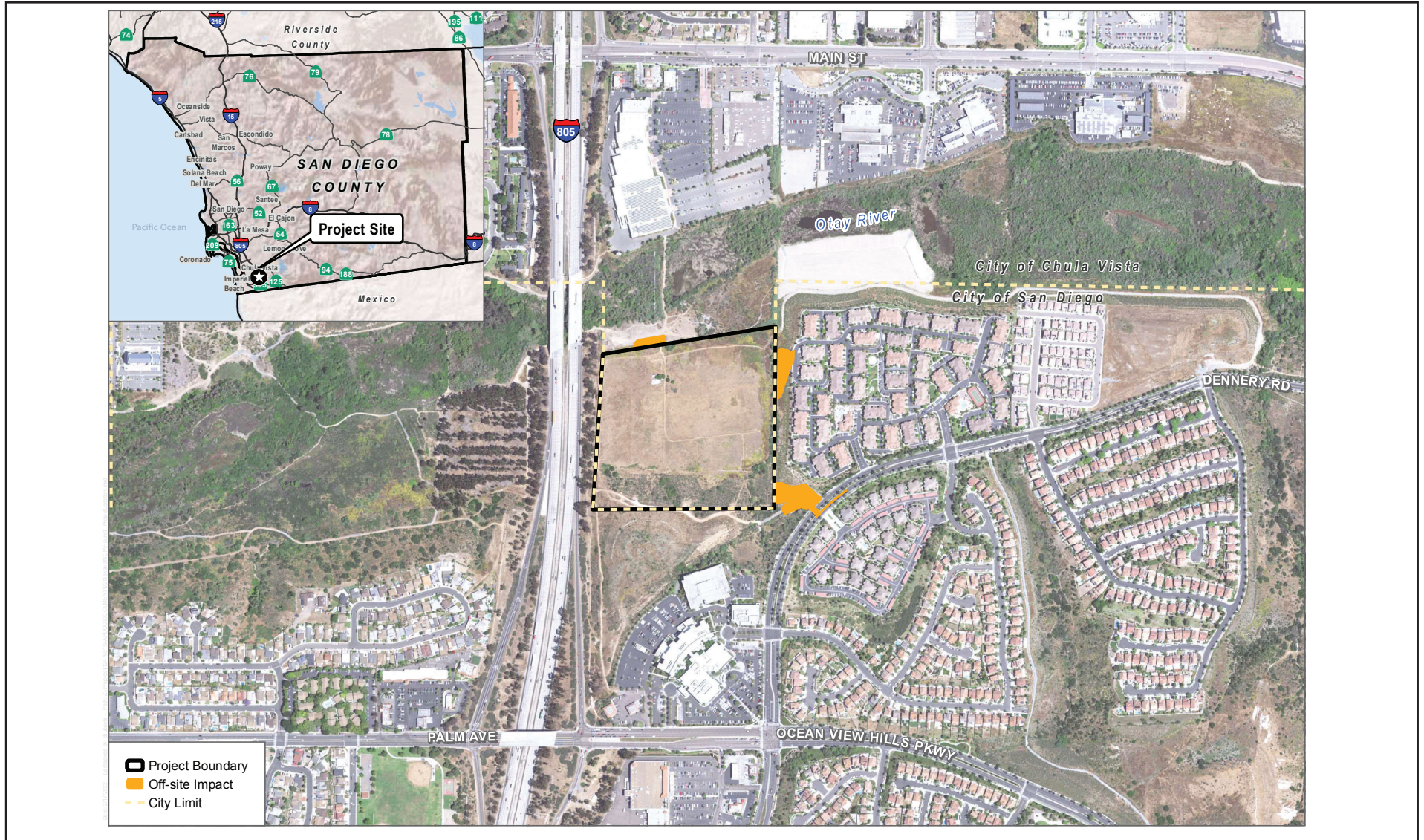


FIGURE 1  
Project Location

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Map Source: Civil Sense

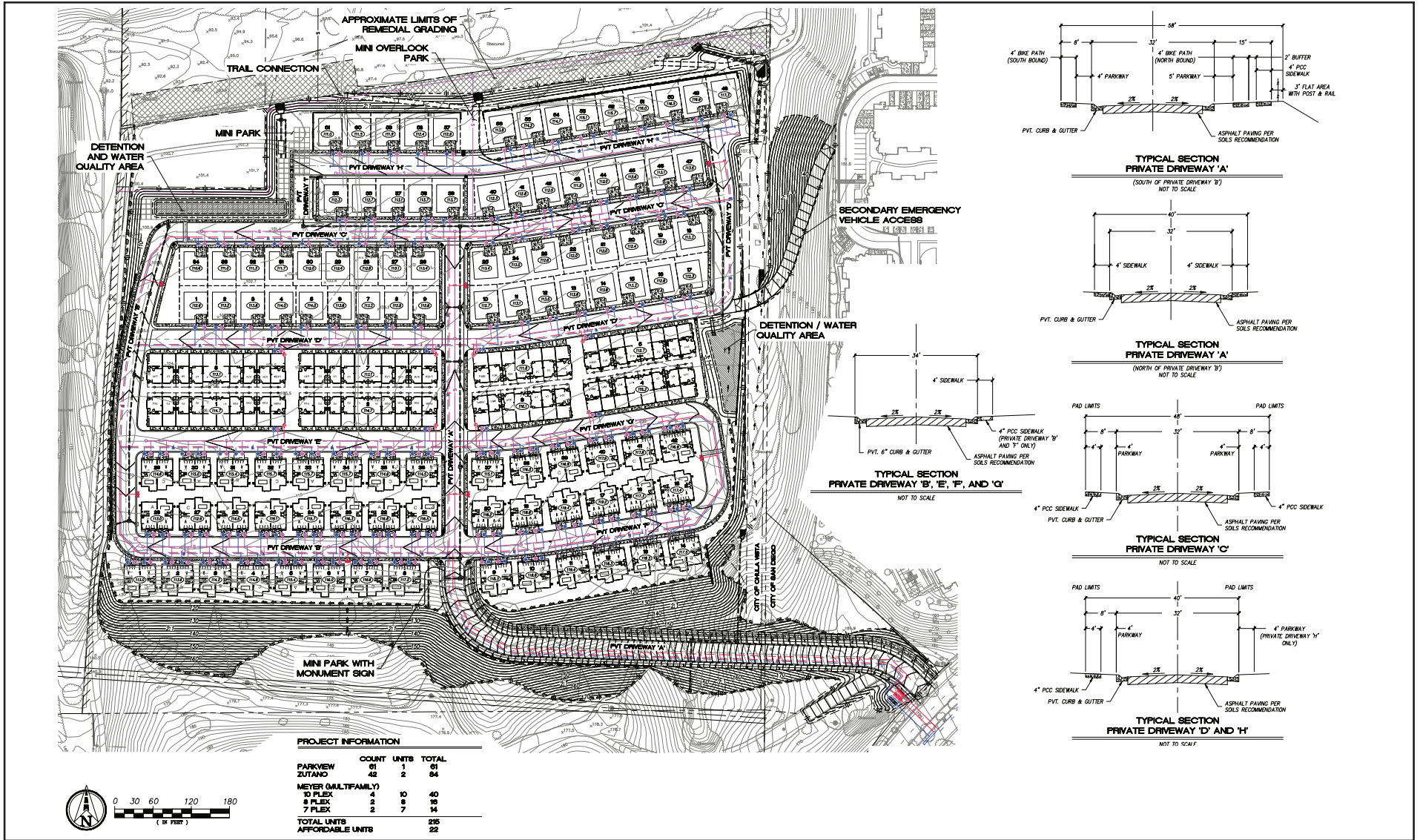


FIGURE 2  
Site Plan

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