

Summary Form for Electronic Document Submittal

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 #: _____

Project Title: Nakano Project

Lead Agency: City of Chula Vista

Contact Name: Stan Donn

Email: sdonn@chulavistaca.gov Phone Number: (619) 409-5953

Project Location: Chula Vista San Diego
City *County*

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

The project proposes a residential development with supporting amenities. 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. Off-site remedial grading would be required to the north of the site within the City of Chula Vista.

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. 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.

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

N/A – All CEQA issues will be analyzed in the EIR and mitigation identified as needed.

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

Areas of controversy include:

- Annexation

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

City of San Diego
San Diego Regional Water Quality Control Board
United States Fish and Wildlife Service
United States Army Corps of Engineers
San Diego Local Agency Formation Commission