

**Notice of Completion & Environmental Document Transmittal**

SCH # \_\_\_\_\_

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**Project Title:** Nakano Project (EIR22-001)

Lead Agency: City of Chula Vista Contact Person: Stan Donn  
Mailing Address: 276 Fourth Avenue Phone: (619) 409-5953  
City: Chula Vista Zip: 91910 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: Chula Vista  
Cross Streets: Dennery Road and Ocean View Pkwy Zip Code: 92154  
Longitude/Latitude (degrees, minutes and seconds): 32° 35' 19.95" N/ 117° 2' 2.2482" W Total Acres: 23.77  
Assessor's Parcel No. 624-071-02-00 Section: Imperial Beach quadrangle Twp. T18S Range: R02W Base: San Bernadino  
Within 2 Miles: State Hwy #: I-805 Waterways: Otay River  
Airports: Brown Filed Railways: N/A Schools: Juarez-Lincoln Elementary, Montgomery Middle, Montgomery High

**Document Type:**

- CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH #)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other \_\_\_\_\_  FONSI

**Local Action Type:**

- General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  \_\_\_\_\_

**Development Type:**

- Residential: Units 215 Acres 23.77  Transportation: Type \_\_\_\_\_  
 Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees 150  Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
 Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed In Document:**

- Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Floodplain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archaeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation** Vacant land/Agricultural Zone A-8 / Open Space General Plan Designation

**Project Description:** (please use a separate page if necessary)

The project is a 215 multi-family residential development with 22 affordable units. Two "mini" parks, an overlook park, and connecting trails to the Otay Valley Regional Park are proposed. 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 the River Edge Terrace residential development to the east. The site is planned to be annexed into the City of San Diego and service reorganizations would be required, which would be processed as a separate LAFCO action after City of Chula Vista entitlements.

**Reviewing Agencies Checklist**

**continued**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>11</u>	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>9</u>
<input type="checkbox"/>	Caltrans Planning	<input checked="" type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Food Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input checked="" type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>5</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry & Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of		
<input type="checkbox"/>	Health Services, Department of		
<input checked="" type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	Native American Heritage Commission	<input type="checkbox"/>	Other _____

**Local Public Review Period** (to be filled in by lead agency)

Starting Date May 5, 2022

Ending Date July 14, 2022

**Lead Agency** (complete if applicable):

Consulting Firm: RECON Environmental, Inc.

Address: 3111 Camino del Rio, North, Suite 600

City/State/Zip: San Diego, CA 92108

Contact: Jennifer Campos

Phone: 619-308-9333

**Applicant:** Allen Kashani

Address: 13400 Sabre Springs Parkway, Suite 200

City/State/Zip: San Diego, CA 92128

Phone: 858-794-2510

**Signature of Lead Agency Representative:** Stan Donn Date 06/13/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code