

**PUBLIC NOTICE
OF THE AVAILABILITY OF THE
NAKANO PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
EIR22-001 (SCH No. 2022060260)**

NOTICE IS HEREBY GIVEN that a Draft Environmental Impact Report (EIR) has been issued for public review and comment by the Director of Development Services of the City of Chula Vista on April 17, 2024. The Draft EIR is for the implementation of the proposed Nakano Project.

The Draft EIR is available to review electronically at <https://www.chulavistaca.gov/departments/development-services/planning/public-notices>. For additional options to review, please contact Desmond Corely at dcorley@chulavistaca.gov or (619) 691-5110.

HOW TO SUBMIT COMMENTS:

Written comments on the adequacy of the Draft EIR may be made on the City's online eComment portal at: <https://www.chulavistaca.gov/departments/development-services/planning/public-notices>. All comments submitted online will be available to the public, City staff, and the applicant. If you have difficulty or are unable to submit a comment, please contact Desmond Corley at dcorley@chulavistaca.gov for assistance. Additionally, written comments on the adequacy of the Draft EIR can be mailed to the City of Chula Vista, Development Services Department, Attn: Desmon Corley, 276 Fourth Avenue, Chula Vista, CA 91910.

A 45-day public review and comment period has been established for the Draft EIR (see dates below for the Public Review and Comment Period). Following the close of the public review and comment period, responses to comments on the Draft EIR will be prepared, and, together with the Draft EIR, will constitute the Final EIR.

If you wish to challenge the City's action on this Draft EIR in court, you may be limited to raising only those issues you or someone else raised during this public review and comment period and any future public hearing, or in written correspondence delivered to the Planning Commission or City Council at or prior to any public hearing.

This notice is required to be filed with the County Clerk's office for a period of not less than forty-five (45) days.

ASSESSOR'S PARCEL NUMBERS: 624-071-02-00

The project includes the development of up to 221 residential units on a 23.77-acre parcel currently in the City of Chula Vista surrounded by City of San Diego jurisdiction on the west, south, and east. Project access would be from the City of San Diego's Dennery Road. In addition to the residential component, the project would include recreational amenities including parks and trails. Public trail access would be provided through the site to provide a connection to the Otay Valley Regional Park. The EIR identifies significant environmental impacts associated with the project relating to biological resources, paleontological resources, greenhouse gas, hazardous materials, historical resources, vehicle miles travelled, tribal cultural resources, and hydrology and water quality. All significant impacts would be reduced to less than significant levels through implementation of mitigation measures except for greenhouse gas and vehicle miles traveled, which would remain significant and unavoidable.

PROJECT LOCATION: The project site is located in the City of Chula Vista, while the off-site improvement areas required for primary and secondary emergency access are located within the City of San Diego. Specifically, the project site sits south of the Otay River and east of Interstate 805. The land to the east, south, and west of the site are within the City of San Diego. Due to the location of the Otay River

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separating the site from City of Chula Vista jurisdictional lands and public services to the north, and the availability of adjacent access and public services from the City of San Diego, the project site is being considered for annexation into the City of San Diego to provide logical organization of jurisdictional boundaries.

PROJECT APPLICANT: Allen Kashani, TriPointe Homes

DECISION-MAKING AUTHORITY: City of Chula Vista

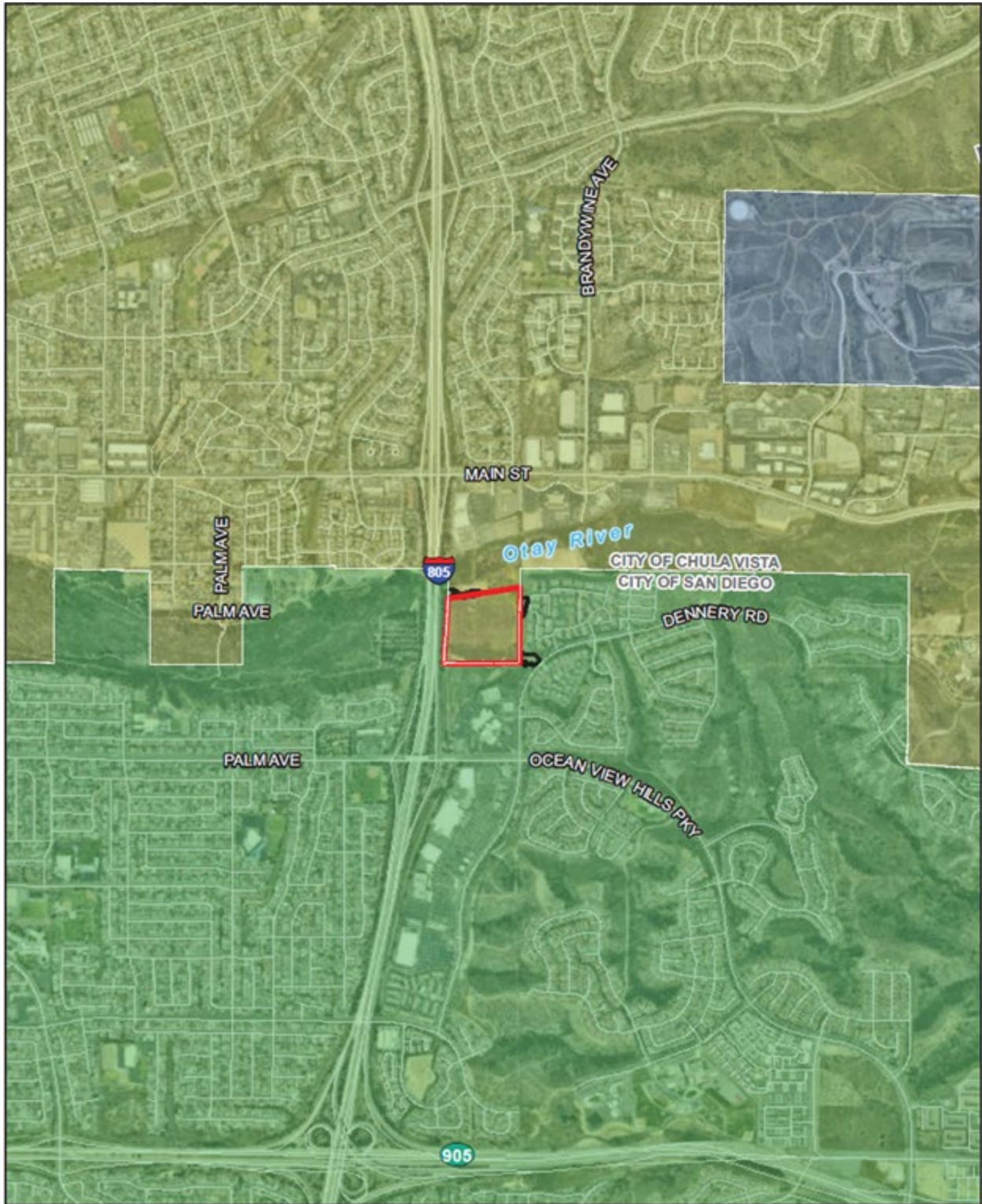
ENVIRONMENTAL IMPACT REPORT: EIR 22-001, SCH No. 2022060260

DATE: April 17, 2024

PUBLIC REVIEW AND COMMENT PERIOD: April 17, 2024 through June 3, 2024

ACCESSIBILITY: Individuals with disabilities are invited to request modifications or accommodations in order to access and/or participate in the EIR process by contacting the City Clerk's Office at cityclerk@chulavistaca.gov or (619) 691-5041 (California Relay Service is available for the hearing impaired by dialing 711) or Desmond Corley at dcorley@chulavistaca.gov at least forty-eight (48) hours in advance of the opening date of the review and comment period.

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|  Project Site |  City of Chula Vista |  |
|  Off-site Improvements |  City of San Diego | |
| |  Unincorporated S.D. County | |