

**PUBLIC NOTICE
OF THE AVAILABILITY FOR PUBLIC REVIEW 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 made available for public review and comment by the Director of Development Services for the City of Chula Vista on April 26, 2024. The Draft EIR is for the implementation of the proposed Nakano Project, further described below.

PROJECT NUMBER: EIR22-001, SCH No. 2022060260

PROJECT APPLICANT: Allen Kashani, TriPointe Homes

PROJECT LOCATION: APN 624-071-02

The project site sits south of the Otay River and east of Interstate 805. The land to the east, south, and west are within the City of San Diego. While the project site is located within the City of Chula Vista, the off-site improvement areas required for primary and secondary emergency access are located within the City of San Diego. The project site is separated from other City of Chula Vista jurisdictional lands and public services to the north, and access and public services must be obtained through and from the City of San Diego; therefore, the project site is being considered for annexation into the City of San Diego to provide logical organization of jurisdictional boundaries.

The proposed project is a residential development consisting of up to 221 detached condominiums, duplexes, and townhomes – including 22 affordable homes – and their supporting amenities on a 23.77-acre parcel surrounded by the City of San Diego to the west, south, and east. Recreational amenities include pocket parks, an overlook park associated with the Otay Valley Regional Park, and publicly accessible trail connections to the Otay Valley Regional Park. Primary site access is proposed via an off-site connection to Dennery Road in the City of San Diego, and secondary emergency access is proposed via a connection to Golden Sky Way in the adjacent RiverEdge Terrace residential development in the City of San Diego. The Draft EIR identifies significant environmental impacts associated with the proposed project related to biological resources, paleontological resources, greenhouse gas, hazardous materials, historical resources, vehicle miles traveled, 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.

PUBLIC REVIEW AND COMMENT PERIOD: April 26, 2024 through June 11, 2024

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

Written comments on the adequacy of the Draft EIR may be submitted to the staff or Applicant indicated above. If you have difficulty submitting a comment or are unable to submit a comment, please contact Desmond Corley using one of the means indicated above. Additionally, written comments on the adequacy of the Draft EIR can be mailed to the City of Chula Vista, Development Services Department, Attn: Desmond Corley, 276 Fourth Avenue, Chula Vista, CA 91910.

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. The Final EIR will be reviewed by the

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Planning Commission and discussed during a public hearing at a later date. The City Council will review and take final action on the Final EIR following a subsequent public hearing.

If you wish to challenge the City's action on this EIR in court, you may be limited to only those issues you or someone else raised during this public review and comment period, during any future public hearing, and/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.

ACCESSIBILITY: Individuals with disabilities are invited to request modifications or accommodations to access the Draft EIR 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.

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|  Project Site |  City of Chula Vista | 
0 Feet 2,000 |  |
|  Off-site Improvements |  City of San Diego | | |
| |  Unincorporated S.D. County | | |