

**Notice of Completion & Environmental Document Transmittal**

**SCH # 2022060260**

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: Desmond Corley  
Mailing Address: 276 Fourth Avenue Phone: (619) 691-5110  
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 Parkway 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 Field 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 221 Acres 23.77  Transportation: Type \_\_\_\_\_
- Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_
- Commercial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  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 proposed project is a 221-unit residential development including 22 affordable units. The proposed project includes pocket parks, paseos, and trail connections to the Otay Valley Regional Park. Primary site access is proposed via an off-site connection to Dennery Road, and secondary emergency access is proposed via a connection to the adjacent RiverEdge Terrace residential development. The project site is planned to be annexed into the City of San Diego, requiring service reorganizations processed as a separate LAFCO action after approval of City of Chula Vista entitlements.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document), please fill in.

**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 # 11	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # 9
<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 # 5	<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 April 26, 2024

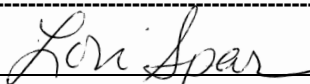
Ending Date June 11, 2024

**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: Lori Spar  
 Phone: 619-308-9333

**Applicant:** Tri Pointe Homes

Address: 13400 Sabre Springs Parkway, Suite 200  
 City/State/Zip: San Diego, CA 92128  
 Phone: 858-794-2510

**Signature of Lead Agency Representative:**  Date April 26, 2024

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