

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

From:

Public Agency: City of Chula Vista
Address: 276 Fourth Avenue
Chula Vista, CA 91910
Contact: Desmond Corley
Phone: 619-691-5110

County Clerk

County of: San Diego
Address: P.O. Box 1750, MS A33
1600 Pacific Highway,
Room 260,
San Diego, CA 92101-2422

Lead Agency (if different from above):

Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022060260

Project Title: Nakano Project

Project Applicant: City of Chula Vista

Project Location (include county): The approximately 23.77-acre project parcel is east of Interstate 805 (I-805), northwest of the 450 block of Dennery Road and south of the Otay River in the City of Chula Vista, in San Diego County (assessor parcel number [APN] 624-071-0200). The project site is located at the southern edge of the City of Chula Vista, bordered by the City of San Diego on the other three sides (west, south, and east). The project site is approximately 5.8 miles east of the Pacific Ocean and approximately 11 miles south of downtown San Diego. Additionally, the project site is approximately 3.2 miles north of the San Ysidro Port of Entry to Mexico.

Project Description:

The project is the proposed development of up to 221 dwelling units consisting of detached condominiums, duplexes, and townhomes. While the site plan identifies a total of 215 units, consisting of 61 detached condominiums, 84 duplexes, and 70 townhomes, the environmental analysis assumes up to 221 units to account for potential changes in the unit mix.

The environmental impact report (EIR) analyzed three development scenarios: (1) No Annexation Scenario; (2) Annexation Scenario 2a: Site Development in San Diego after Annexation, and (3) Annexation Scenario 2b: Site Development in Chula Vista followed by Annexation. While the proposed development design and density would be the same under each scenario, the process to implement the proposed zoning and development standards would differ under each scenario. Upon project approval, Scenario 2a (annexation by the City of San Diego) was selected for adoption. In this scenario, the City of San Diego would adopt a rezoning ordinance to allow for the project site to be zoned Residential Multiple Unit 1-1 (RM-1-1), which would permit a maximum density of one dwelling unit for each 3,000 square feet of lot area. The site would be designated Residential-Low Medium in the OMCP and San Diego General Plan.

Additional proposed improvements include private on-site parks and pocket parks; public, homeowner association (HOA)-maintained trails to connect to the Otay Valley Regional Park public trails; private open space, buffered Class II bike lanes; 656 on-site parking spaces for residents and guests; native, drought-tolerant landscaping; brush management zones for fire prevention; walls and fencing; and stormdrain, water, and wastewater infrastructure.

Access to and from the project site would be provided via Dennery Road, a City of San Diego 4-Lane Collector located southeast of the project site. Primary site access from Dennery Road would be provided through an off-site parcel located within the City of San Diego. Primary access via Private Street A would include a full curb and gutter and a new 25-foot-wide driveway approximately 40 feet southwest of the existing driveway. An access easement through the off-site primary access road would be granted in favor of all parcels within the project site. Internal circulation would consist of a series of private streets (A through D). Private Street A would be the main project access providing access to the site via Dennery Road. All internal private streets are referred to as private streets in the City of Chula Vista and private drives in the City of San Diego.

Roadway improvements would be made to Dennery Road at the project driveway, at the intersection of Palm Avenue and Dennery Road, and at the intersection of Dennery Road, Red Coral Lane, and Red Fin Lane. Fair share contributions would also be made to the planned City of San Diego/California Department of Transportation I-805/Palm Avenue bridge widening project, which proposes to expand the Palm Avenue bridge to accommodate five lanes between the I-805 southbound and northbound ramps.

This is to advise that the City of Chula Vista has approved the above

(Lead Agency or Responsible Agency)

described project on 12/03/24 and has made the following determinations regarding the above described project.
(date)

- 1. The project [will will not] have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Chula Vista Development Services Department website: <https://www.chulavistaca.gov/departments/development-services/planning/planning-digital-library/eir>

Signature (Public Agency):  Title: Principal Planner

Date: 12/5/2024 Date Received for filing at OPR: _____