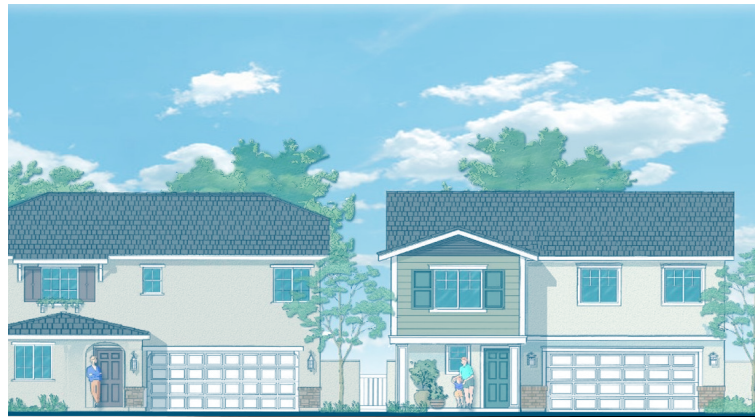


NAKANO SPECIFIC PLAN

Final

October 2024



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1. Introduction

The Nakano Project brings a variety of housing options through a new modern residential neighborhood in the City of Chula Vista. The Nakano Specific Plan (NSP) guides the development of the Nakano Project, which strives to create a community that brings critically needed housing, embraces the surrounding open space, and provides trail access with sweeping views of the Otay Valley Regional Park (OVRP). The neighboring residential development provides the community context which the Specific Plan compliments and expands. The Nakano Project is intended to foster a welcoming and well-connected residential community with plenty of outdoor recreational opportunities for a variety of living styles and mobility options. With up to 221 dwelling units, and over approximately 23.8 acres, anchored by pathways and parks, the Nakano Project creates urban living balanced with greenspace.

The NSP establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. The NSP provides direction on the type, intensity, and design of uses, as well as the infrastructure, review processes, and financial resources used to make it happen.

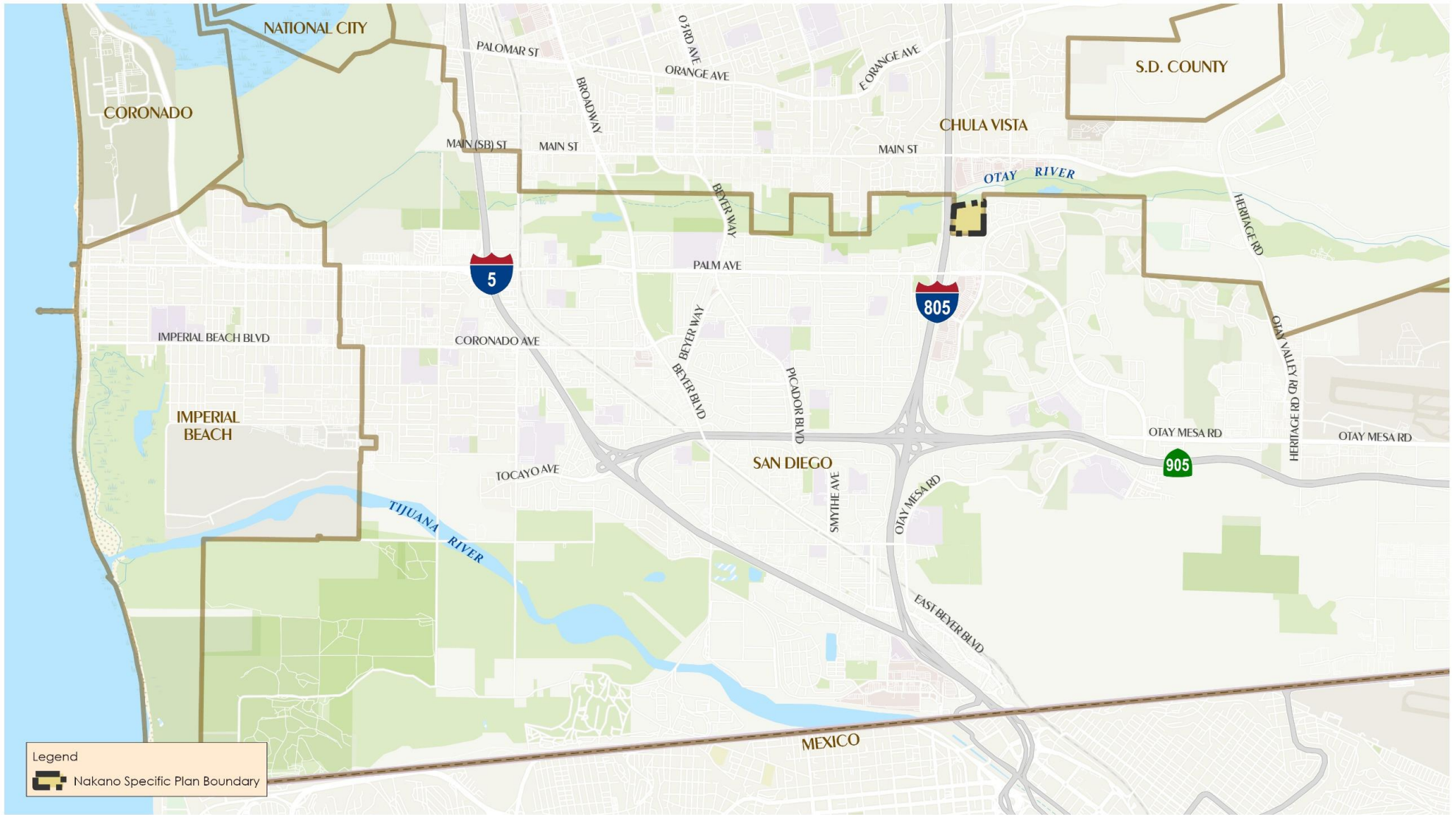
1.1 Specific Plan Boundaries and Setting

The NSP is a regulatory document for approximately 23.8 acres located south of the Otay River and east of Interstate 805 (I-805). The NSP area is currently within the City of Chula Vista

(see Exhibit 1-1, Regional Map). However, the land to the east, south and west all lies within the City of San Diego. As shown in Exhibit 1-2, Vicinity Map, the NSP Area is bound to the north by the Otay River; to the east by the RiverEdge Terrace residential subdivision; to the south by medical offices; and to the west by I-805. The NSP Area will receive access via Dennerly Road, an arterial roadway connecting to Palm Avenue which provides access to I-805 and the surrounding Ocean View Hills community and to the Otay Mesa, and Imperial Beach neighborhoods beyond. There are four bus stops within a half-mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennerly Road.

The surrounding Ocean View Hills community, located along Ocean View Hills Parkway, south of Dennerly Road, is comprised of single and multi-family developed homes, a major commercial center, and San Ysidro School District's only K-8 school.

The NSP Area is located within the Otay River Valley Regional Park (OVRP) Concept Plan Boundary, which is a combined planning effort of both the County of San Diego and cities of Chula Vista and San Diego. The NSP Area is approximately 5.8 miles east of the Pacific Ocean and approximately 11 miles south of downtown San Diego. Additionally, the NSP Area is approximately 3.2 miles north of the San Ysidro Port of Entry to Mexico.



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 Sources: SANGIS, ESRI

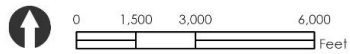
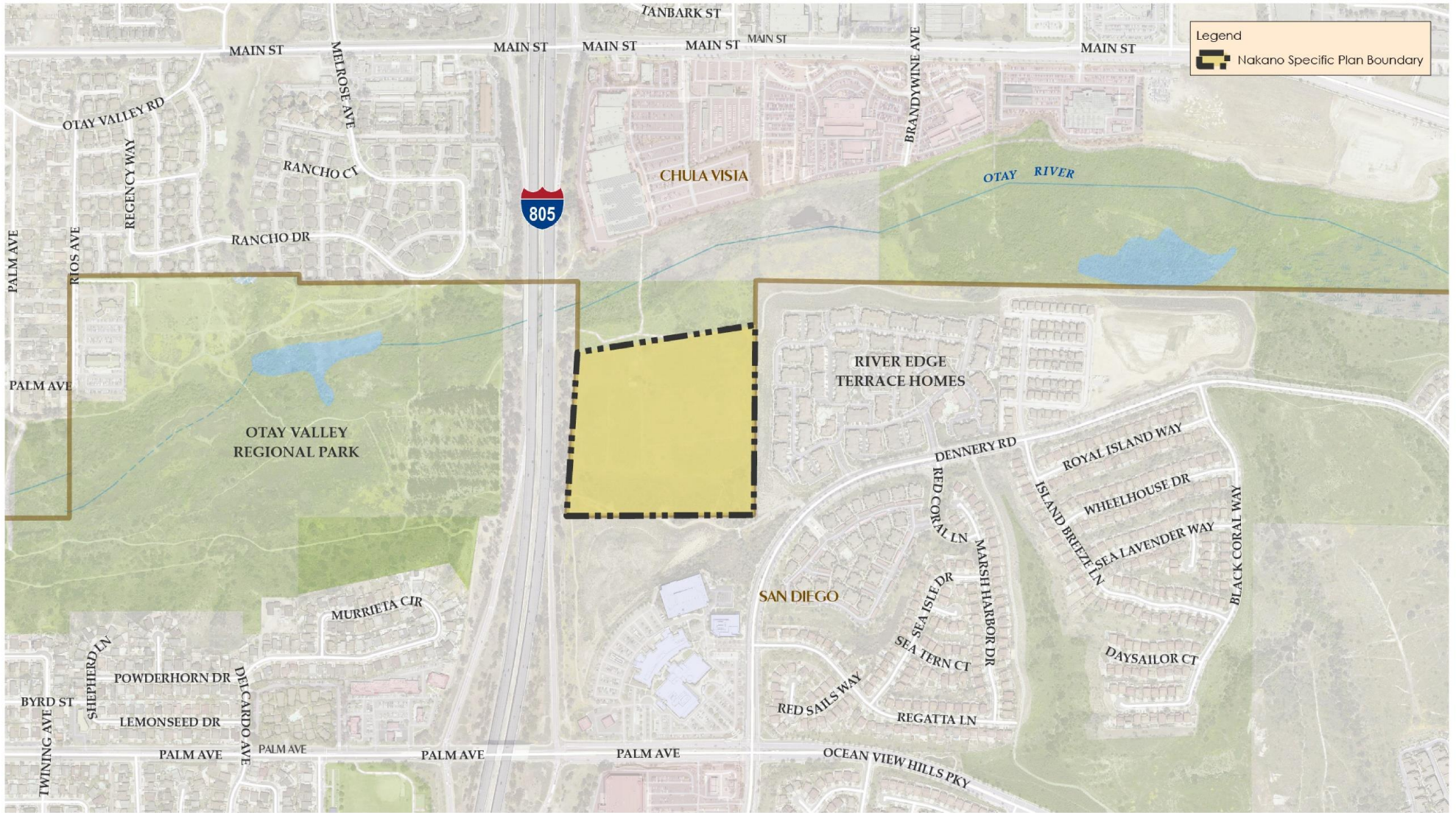


Exhibit 1-1: Regional Map

NAKANO SPECIFIC PLAN



Legend
 Nakano Specific Plan Boundary

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 Sources: SANGIS, ESRI

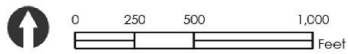


Exhibit 1-2: Vicinity Map

NAKANO SPECIFIC PLAN

1.2 Specific Plan Vision

The Nakano Project envisions the development of up to 221 residential dwelling units, comprised of three different housing product types to offer diversity in architectural concepts and variation in product pricing. Onsite recreational amenities provide residents and guests with parks and trail access to the OVRP, supplemented by private open space that provides residents outdoor space to relax or entertain. Neighborhoods within the Nakano Project are linked via sidewalks, paseos, bicycle amenities, and a continuous street network that accommodate for a variety of living styles and mobility options. The Specific Plan sets forth urban design concepts that create a design-rich community offering an authentic and vibrant place to live.

1.3 Purpose and Intent of the Specific Plan

The Specific Plan serves as a framework for development in the NSP Area. It establishes the land use, development intensity, development regulations, design standards, and primary infrastructure components that will support future development of the project. The document provides a detailed description of proposed land use and infrastructure requirements. Design and development standards have been prepared to assist in providing housing in a way that complements the surrounding community. The Specific Plan is intended to be used by property owners, developers, designers, City staff, and elected officials in the review of proposed development projects in the NSP Area.

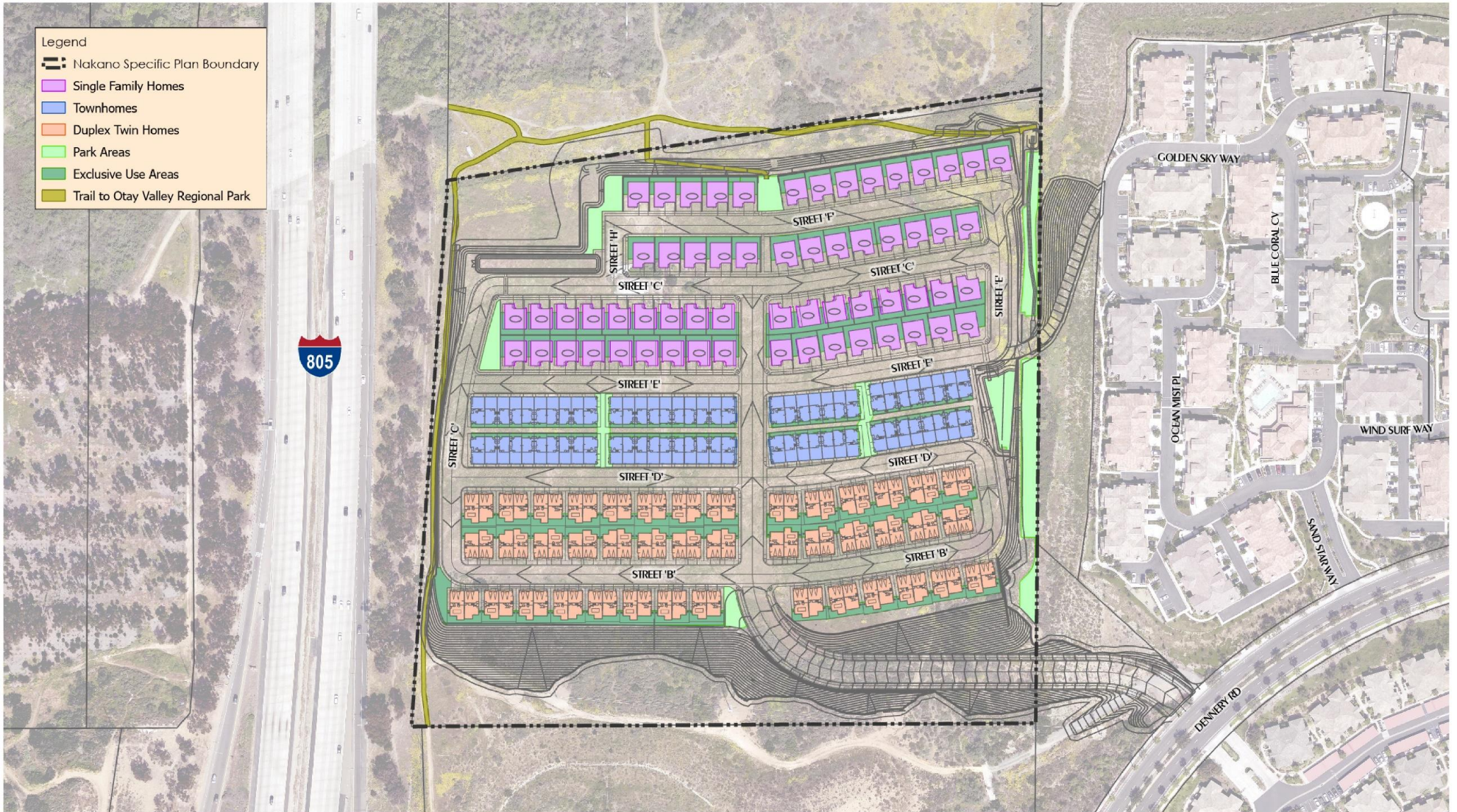
The Specific Plan implements the policies of both the City of San Diego and Chula Vista through the following objectives:

1. Utilize underutilized property to provide housing options pursuant to the local housing needs.

2. Provide a compact development pattern that is conducive to walking and bicycling in a way that is compatible in scale and character to other existing developments within the vicinity
3. Provide amenities that contribute to the nearby Otay Valley Regional Park recreational uses, including an overlook to the park and multi-modal connections.
4. Integrate the development into the existing geography of the site in a manner that minimizes grading quantities, the development footprint, and impacts on sensitive habitats and drainages.
5. Generate financial benefits to the local economy, by providing workforce housing, showing investment in the community, and generating additional property tax money and local jobs.

1.4 Development Overview

The Specific Plan serves as the primary land use, policy, and regulatory document for proposed development within the NSP Area. The land use and zoning designation for the NSP Area is Specific Plan - Residential Medium. The Nakano Project allows for a maximum of 221 residential units – both “for-sale” and/or “for-rent” opportunities- as a mix of housing types such as detached condominiums, duplexes, and multi-family dwelling units (see Exhibit 1-3, Conceptual Site Plan). A total of 22 affordable housing units will be provided on-site. The NSP Area does not have direct access to Chula Vista utilities, services, and facilities, and therefore will be served by the City of San Diego.



- Legend
- Nakano Specific Plan Boundary
 - Single Family Homes
 - Townhomes
 - Duplex Twin Homes
 - Park Areas
 - Exclusive Use Areas
 - Trail to Otay Valley Regional Park

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 Sources: SANGIS, ESRI, Dexter Wilson



Exhibit 1-3: Conceptual Site Plan

NAKANO SPECIFIC PLAN

1.5 Authority

A Memorandum of Understanding (MOU) between the City of San Diego and Chula Vista was approved on December 7, 2021. The MOU acknowledges that both San Diego and Chula Vista have a substantial claim to be the lead agency, but the cooperative MOU designates (1) Chula Vista as the lead agency since the Specific Plan will be processed in Chula Vista, and (2) San Diego as a responsible agency. The MOU also states that the Specific Plan shall be in accordance with the general plans and local ordinances of both Chula Vista and San Diego, as the NSP Area is intended to be annexed into San Diego. As such, the standards and requirements included in this Specific Plan are intended to comply with both Chula Vista and San Diego codes and regulations.

Upon annexation of the NSP Area to the City of San Diego, the regulations in the Chula Vista Municipal Code shall not apply. Refer to Appendix A, Implementation Transition Guide, for City of San Diego implementation processes, that would supersede those set forth in this Specific Plan, should the NSP Area be annexed to the City of San Diego. However, until annexation, the Nakano Project shall show compliance with applicable Chula Vista Municipal Code regulations. Where there is a conflict between the provisions of the NSP and chapters of the Chula Vista Municipal Code or the San Diego Municipal Code, the provisions of the NSP shall prevail.

California Government Code Section 65450-65457 grants local planning agencies the authority to prepare Specific Plans for any area covered by a General Plan, as a tool for the implementation of the General Plan. A Specific Plan can effectively establish a link between implementing policies of the General Plan and an individual development proposal in a

defined area. The Nakano Specific Plan has been prepared in accordance with State Specific Plan requirements under the authority of Government Code Sections 65450-65457 and consistent with the State guidelines for the preparation of Specific Plans. This Specific Plan contains sections as required that address the following:

1. A statement of the relationship of the Specific Plan to the General Plan. (Refer to Section 2.1.2, Relationship to Other Planning Documents)
2. The distribution, location, and extent of the use of land within the area covered by the plan. (Refer to Chapter 3, Land Use and Development Regulations)
3. The proposed distribution, location, extent, and intensity of major components of infrastructure (transportation, sewage, water, drainage, solid waste disposal, and other essential facilities) proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan. (Refer to Chapter 5, Infrastructure)
4. The standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. (Refer to Chapter 3, Land Use and Development Regulations)
5. Implementation measures including regulations, programs, public works projects, and financing measures. (Refer to Chapter 6, Implementation)

A Specific Plan is a regulatory tool that local governments use to implement their General Plan and to guide development in

a localized area. While the General Plan is the primary guide for growth and development throughout a community, a Specific Plan is able to focus on the unique characteristics of a specialized area by customizing the vision, land uses and development standards for that area. This Specific Plan has been prepared and adopted pursuant to Section 65450 et seq of the California Government Code. Per California Government Code Section 65454, no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan. Section 2.1.2, Relation to Other Planning Documents, provides a narrative analysis of the Specific Plan's consistency with the City Chula Vista of and San Diego general plans.

1.6 Approvals

In addition to the Specific Plan, the following approvals are required for the processing of a change to the land use designation and zoning of the NSP Area:

- General Plan Amendment;
- Tentative Map;
- Rezone; and
- Environmental Impact Report as required by the California Environmental Quality Act (CEQA).

Following the approvals of these documents, the NSP Area is intended to be annexed into the City of San Diego to best serve the interests of each jurisdiction and their residents and to ensure the orderly provisions of services and the public health, safety and welfare. The annexation, or reorganization, of the NSP Area from Chula Vista to San Diego will entail a sphere of

influence boundary amendment and resolutions from both Chula Vista and San Diego necessary to initiate an application with the San Diego Local Agency Formation Commission (LAFCO) to amend San Diego's and Chula Vista's sphere of influence boundaries and ultimately detach the Property from Chula Vista and annex the Property to San Diego for development of the Nakano Project.

1.7 Community Outreach Process

As the lead agency, the City of Chula Vista collaborated with local stakeholders who own property in the NSP Area vicinity. Surrounding landowners have been notified of outreach and participating opportunities throughout the planning process. Outreach opportunities included a presentation to the Otay Mesa Community Planning Group, City of Chula Vista and San Diego Planning Commission and City Council hearings, and meeting mailers.

2. Planning Considerations

The planning considerations chapter provides essential background information for the Specific Plan area regarding land use and zoning, relevant regulatory documents, and existing physical site characteristics that relate to the NSP.

2.1 Regulatory Framework

2.1.1 Previous Land Use & Zoning

Prior to the adoption of the Nakano Specific Plan, the SPA was located within the boundaries of Chula Vista, with a land use designation of Open Space and zoning designation of A-8 for agricultural use.

2.1.2 Relationship To Other Planning Documents

The Specific Plan implements the goals and policies of the Cities of Chula Vista and San Diego's general plans to create a tailored set of policies, regulations, and design guidelines that will apply to the context and vision for the Nakano Project. The policies, regulations, and design guidelines in this Specific Plan provide the essential link between the goals and policies of the City of Chula Vista and the City of San Diego planning documents. An overview of the policy and regulatory framework guiding development within both cities is provided below.

Consistency analysis matrices were prepared for the City of Chula Vista General Plan, City of San Diego General Plan, and Otay Mesa Community Plan and are included as Appendix B, Consistency Analysis.

City of Chula Vista General Plan

The City of Chula Vista General Plan identifies the NSP Area as within the East Planning Area, where development is designed to support regional transit service, provide neighborhood and regional commercial areas, offer a variety of housing opportunities.

Eight major themes support Chula Vista's vision for the future and provide a foundation for the policies and action programs of the General Plan. These themes represent the City's core values are summarized below:

Theme 1 Strong Community Character and Image: to develop as a city with a distinct identity that its citizens are proud to call home.

Theme 2 Healthy and Sustainable Economy: to expand its local economy by providing a broad range of business, employment, and housing opportunities that support an excellent standard of living and improve the ability for residents to live and work locally.

Theme 3 Strong and Safe Neighborhoods: a diverse, yet integrated, community that celebrates its neighborhoods as the building blocks that make it a great place to live.

Theme 4 Improved Mobility: a wide range of convenient and affordable mobility options that allow people to go from where they are to where they want to be, in a safe; pleasant; rapid; cost-effective; and environmentally friendly manner.

Theme 5 Healthy and Sustainable Environment: a city committed to the health and well-being of all its residents.

Theme 6 High Quality Community Services: a high priority on exemplary community services and facilities (such as police and fire protection, libraries, and parks and recreation), and continues to ensure that services and infrastructure expand to match needs created by growth and redevelopment.

Theme 7 Effective Growth Management and Plan Implementation: implement the General Plan’s vision and goals through coordinated policies and programs, developed with input from residents and business owners.

Theme 8 Shaping the Future Through the Present and Past: values Chula Vista’s heritage and unique sense of place and manages change in a way that complements the important qualities and features that shape its identity.

Chula Vista Municipal Code

The Chula Vista Municipal Code is a set of legal provisions of the Government Code adopted by the City of Chula Vista that contains many of the City’s ordinances. Title 19, Planning and Zoning, of the City of Chula Vista Municipal Code is intended to implement the General Plan of the City of Chula Vista adopted by Resolution No. 3519 on September 22, 1964, and as amended. The Specific Plan includes a rezone to Specific Plan - Residential Medium (SP-RM). The Specific Plan defines the new land use and zoning regulations appropriate for the site and surrounding area in Chapter 3, Land Use and Development Regulations, of this Specific Plan.

Chula Vista Climate Action Plan

Climate Action Plans (CAP) are intended to ensure that cities achieve Greenhouse Gas (GHG) reductions through local action. The City of Chula Vista CAP is intended to ensure that the City achieves greenhouse gas (GHG) reductions through local action. The CAP identifies action areas that will meet the GHG reduction targets for 2020 and the 2050 statewide goal established by Executive Order S-3-05. These action items include water conservation & reuse, waste reduction, renewable & efficient energy, and smart growth & transportation.

The CEQA documentation of the Specific Plan includes an in-depth analysis of the Specific Plan’s consistency with the Chula Vista CAP. Implementation of the Specific Plan shall comply with the Chula Vista Green Building Standards and the California Green Building Code. The Nakano Project increases housing in proximity to the transit and provides mobility recommendations to improve pedestrian connectivity consistent with the CAP land use and mobility strategies.

Otay River Valley Regional Park (OVRP) Concept Plan

This OVRP Concept Plan is the result of a multi-jurisdictional planning effort in the Otay River Valley by the County of San Diego and the Cities of Chula Vista and San Diego. Much of the land within the OVRP Concept Plan is privately owned and has development potential based on existing zoning, land use plans, and other development regulations. The OVRP Concept Plan does not change existing zoning or land use plans, or add new development regulations. It does not preclude private development. Rather it provides policy direction for the jurisdictions for coordinated land acquisition and development

for the Regional Park, within this framework of private property rights. The Specific Plan works to identify areas of open space for public use adjacent to the NSP Area.

City of San Diego General Plan

The City of San Diego General Plan is its constitution for development, comprised of 10 elements that provide citywide policies and further the City of Villages smart growth strategy for growth and development. The City of Villages strategy focuses growth into mixed-use activity centers that are pedestrian-friendly districts linked to an improved regional transit system.

The City of San Diego General Plan integrates the following basic principles which describe the essential structure of San Diego's plan and reflect the core values that guide its development:

1. An open space network formed by parks, canyons, river valleys, habitats, beaches, and ocean;
2. Diverse residential communities formed by the open space network;
3. Compact and walkable mixed-use villages of different scales within communities;
4. Employment centers for a strong economy;
5. An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;

6. High quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors;
7. Historic districts and sites that respect our heritage;
8. Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;
9. A clean and sustainable environment; and
10. A high aesthetic standard.

City of San Diego Parks Master Plan

The City of San Diego Parks Master Plan was adopted in August 2021, which amended the General Plan Recreation Element. The Parks Master Plan provides policies, actions, and partnerships for planning parks, recreation facilities, and programs that reflect City's General Plan vision.

As the City continues to grow through infill development, limited open land and rising acquisition costs make it increasingly difficult to meet this acreage-based standard. The Parks Master Plan establishes a new park standard that applies to how population-based parks are planned, acquired, created and managed; it does not apply to planning, acquiring and managing resource-based parklands. The new Recreational Value-Based Park Standard (Value Standard) establishes a point value to represent recreational opportunities within population-based parks. The recreational point value established is 100 points per 1,000 people that represent a range of recreation experiences.

Otay Mesa Community Plan

The Otay Mesa Community Plan works together with the General Plan to provide location-based policies and recommendations, written to refine the General Plan's citywide policies, designate land uses and housing densities. The plan sets out a clear roadmap for both the public and private actions necessary to realize the community vision of a diverse international community due to its proximity to the U.S./Mexico border. A mixture of industry, business, commercial, housing, recreation, education, services and civic uses make up this vibrant community. The long term needs in the region for business and residential uses will be achieved in Otay Mesa through careful long range planning.

2.2 Surrounding Land Uses

As shown in Exhibit 2-1, Surrounding Land Uses (Planned), the Chula Vista and San Diego General Plan land uses surrounding the SPA include Open Space, Residential – Low Medium, Regional Commercial, and Right-Of-Way. North of the SPA is the Otay Valley Regional Park, designated as Open Space Preserve (OSP) in the Chula Vista General Plan. East of the SPA is the RiverEdge Terrace residential development designated as Residential – Low Medium in the Otay Mesa Community Plan (OMCP). The OMCP designates the area east of the SPA as the Dennery Ranch Precise Planning Area. West of the SPA is the I-805 Right-Of-Way. South of the SPA is the Kaiser Permanente Otay Mesa Medical Offices, designated as Regional Commercial in the OMCP. The triangular parcel located to the south which will provide off-site circulation access is designated as Residential – Low Medium by the OMCP. The surrounding areas to the south and east are within

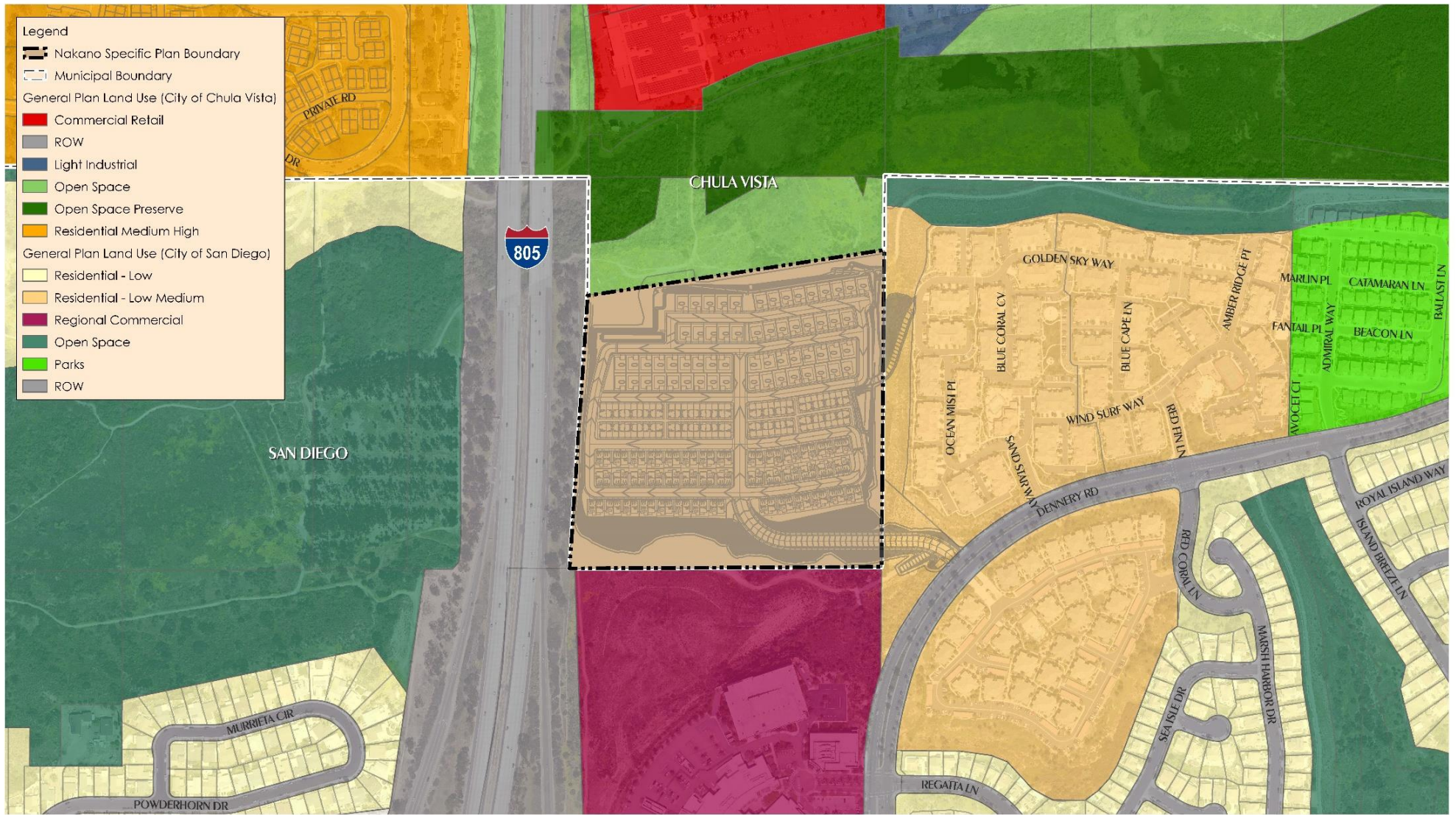
the City of San Diego City Council District 8's Ocean View Hills community.

2.3 Hydrology

The SPA slopes from south to north. The Otay River runs parallel to the northern SPA boundary; however, the SPA is not within the FEMA Flood Zone AE, per a FEMA Letter of Map Amendment. An existing natural drainage channel runs along the eastern edge of the SPA, which divides the SPA and the neighboring RiverEdge Terrace community, which is at a higher elevation than the SPA. The change in elevation and drainage channel inhibits mobility access to the east of the SPA.

2.4 Site Access

The SPA is located immediately south of the Otay River, east of Interstate 805, and west of the drainage channel, which limits mobility access to the SPA from those directions. As such, mobility access to and from the SPA is provided via Dennery Road, a City of San Diego 4-Lane Collector (With Left Turn Lane) located southeast of the SPA. There are four bus stops within a half-mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennery Road.



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Date of Exhibit: 6/9/2022



Data Sources:
City of Chula Vista General Plan, 2021
SANGIS Planned Land Use, 10/2013
SANGIS/SANDAG Aerial Imagery, 2017

Exhibit 2-1: Surrounding Land Uses

NAKANO SPECIFIC PLAN

3. Land Uses & Development Regulations

3.1 Purpose & Applicability

The Nakano Project provides high-quality housing for multifamily residential uses with a choice of housing types. The approximate 20-acre community features up to 221 dwelling units including 61 detached condominiums, 84 duplexes and 70 multi-family dwelling units. The Nakano Project also includes several mini parks including residential paseos and trail access to the adjacent Otay River Valley Trail. The Nakano Project has been thoughtfully designed to focus development on an isolated infill area in a manner that leverages adjacent infrastructure and community while preserving the adjacent open space and sensitive resource areas along the Otay River valley.

The purpose of these regulations is to establish development standards to regulate land uses and development of property within the SPA. This chapter specifies regulations for land use,

site planning, development standards, and density and intensity of uses in order to: 1) construct much-needed residential units; 2) address mobility regulations; 3) maintain and enhance community character; 4) accommodate the implementation and goals of the 2005 Chula Vista General Plan; and 5) protect sensitive natural resources located in the SPA area or in nearby areas. The Specific Plan establishes land use and zoning designations for the Nakano Project that shall guide future development within the NSP Area.

Where there is a conflict between the provisions of this Plan and other Chapters of the CVMC, the provisions of this Plan shall prevail. Compliance with the development standards embodied in the Specific Plan will assure consistency with the purposes of the Specific Plan and meet the objectives stated in the Specific Plan.

3.2 Land Use and Zoning Designations

As shown on Exhibit 3-1, Land Use Plan, the entire NSP Area has a land use classification of Specific Plan – Residential Medium, which establishes development regulations on allowable uses, density and intensity, and physical form. This designation is intended to support the overall vision of a residential community reinforced with connective green space. While the Specific Plan – Residential Medium land use designation is specific to the NSP, the designation is in alignment with the Chula Vista General Plan land use designation, Residential Medium which allows for 6.1 to 11 dwelling units per acre. The land use density is representative of the average residential density across the NSP Area.

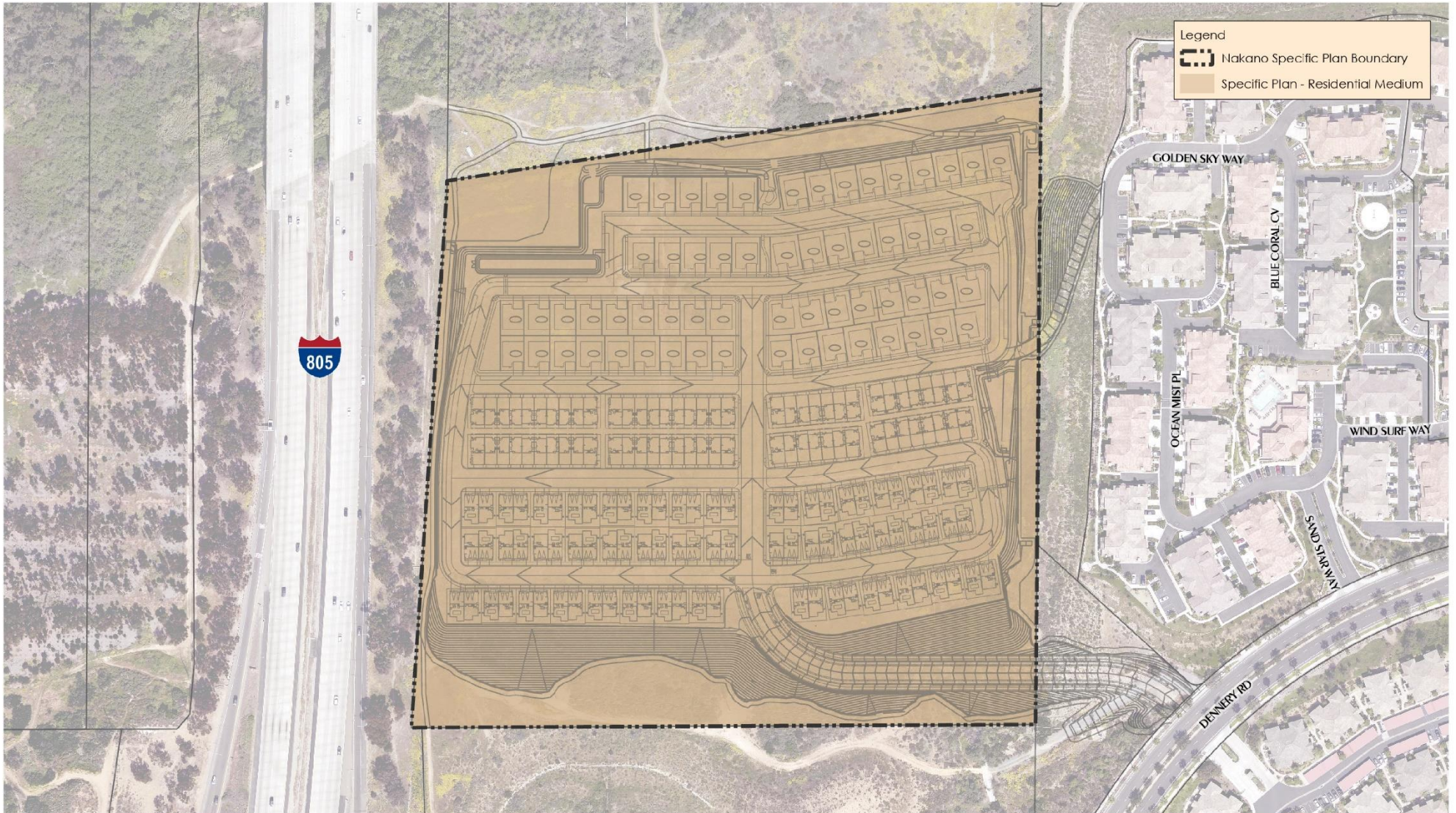
Under the City of Chula Vista, the zoning classification for the NSP Area is R-3. This zoning designation is intended to encourage an intensively developed residential environment, with appropriate environmental amenities.

Should the NSP Area be annexed to the City of San Diego, equivalent City of San Diego land use and zoning designations are provided in Table A-1, City of San Diego Land Use and Zoning Designations. The equivalent City of San Diego land use and zoning designations are consistent with the surrounding City of San Diego residential areas to the west and southwest. Exhibit 3-1, Land Use Plan, shows the NSP Area land use designation; followed by Exhibit 3-2, Zoning, which shows the NSP Area zoning designation.

Deviations from the City of Chula Vista’s development standards for this base zone are included as supplemental development regulations in Section 3.9, Supplemental Development Regulations. Should the NSP Area be annexed to the City of San Diego, the deviations from San Diego’s development standards are discussed in Appendix A.

Table 3-1, Land Use and Zoning Designations

	City of Chula Vista Designation	Description
Land Use	Specific Plan – Residential Medium	This land use designation is intended for single family homes attached or detached on smaller lots. The following residential product types are allowed under this land use designation: duplexes, townhomes, and detached condo units.
Zoning	R-3	This zone allows residential neighborhoods of varying degrees of density. The NSP intends to utilize this zoning designation for a duplexes, townhomes, detached condo units, and recreational amenities subject to proper controls.



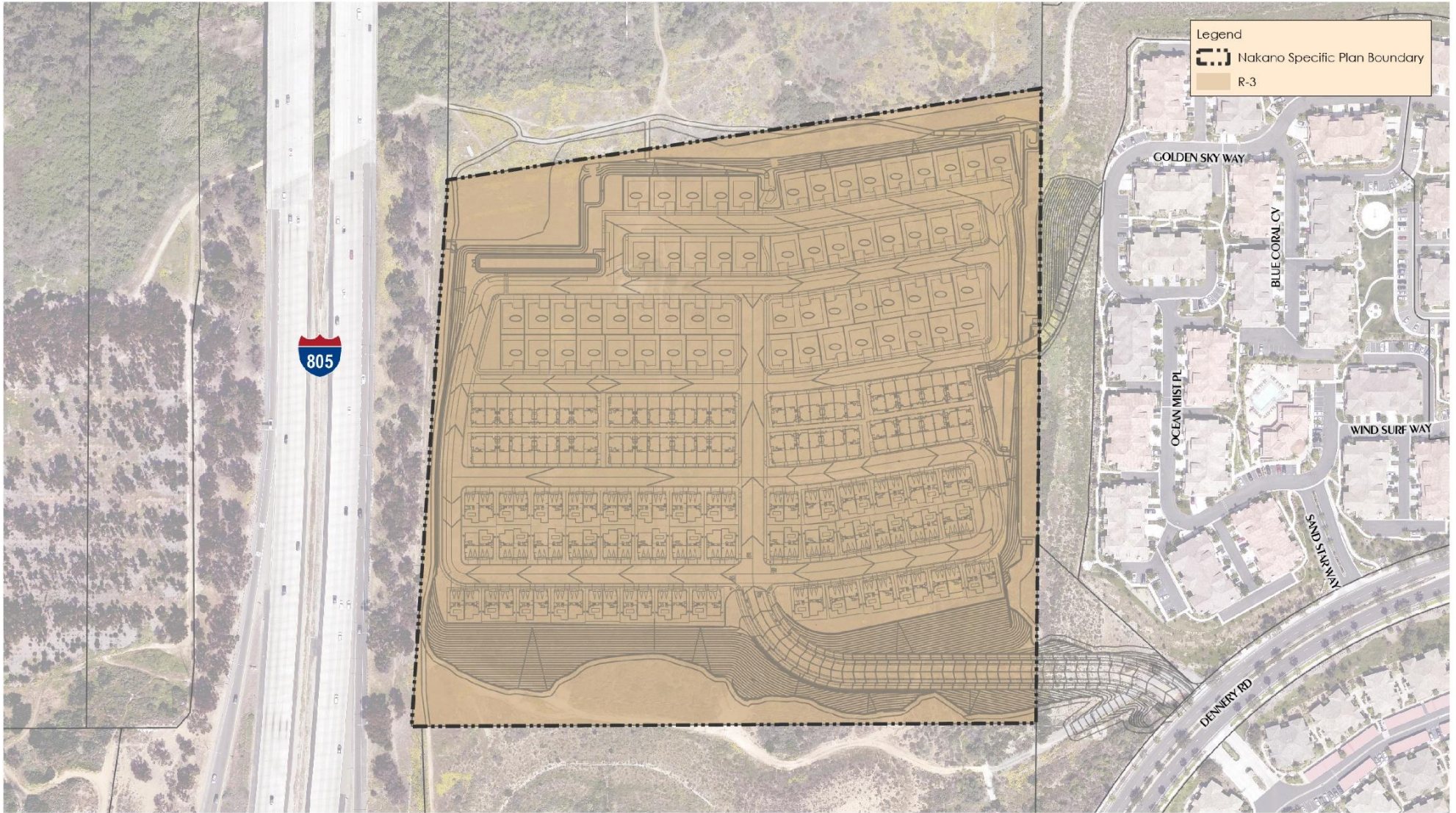
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 Date of Exhibit: 5/19/2023
 Sources: SANGIS, ESRI, Dexter Wilson



N.T.S.

Exhibit 3-1: Land Use Plan

NAKANO SPECIFIC PLAN



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 Date of E-mail: 5/16/2023
 Sources: SANGIS, ESRI, Dexter Wilson



Exhibit 3-2: Zoning
NAKANO SPECIFIC PLAN

3.3 Use Regulations

Table 3-2, Use Regulations, specifies permitted uses, conditionally permitted uses, and prohibited uses within the SPA. Permitted uses indicate that the use is allowed by right in the SPA. Conditionally permitted uses require the granting of a Conditional Use Permit (CUP) as provided in the applicable city’s Municipal Code. Uses marked as prohibited (---) are not permitted in the SPA. Accessory uses means a use or structure subordinate to the principal use of a building on the same lot, and serving a purpose customarily incidental to the use of the principal building.

Uses not specifically listed in the Land Use Matrix below, may be allowed by the Zoning Administrator if determined to be of the same general character as those uses listed in the matrix for the specific sub-district. This flexibility in use determination is particularly important to allow for flexibility in this time of rapid changes in technology, commodities, and goods and services as they relate to the art of doing business.

Table 3-2 Use Regulations

Use Type	P = Permitted C = Permitted with CUP --- = Prohibited
Residential	
Apartments, Efficiency	---
Boarding houses or lodging houses	---
Dwellings, single-family	P
Dwelling groups (2 or more homes on same lot)	P
Dwellings, two-family or duplex	P
Dwellings, townhouse	P
Dwellings, multiple	P
Dwellings, temporary	---
Family Day care homes, small (8 or fewer children)	P
Family Day care homes, large (9-14 children)	---
Full-time Foster homes	---
Live/Work	---
Mixed commercial/residential projects	---
Mobile homes	---
Mobile home Parks	---

Nursing homes	---
Residential care facilities	---
Senior housing developments	---
Shopkeeper unit	---
Tract offices, temporary	---
Public, Quasi-Public and Institutional	
All forms of Public, Quasi-Public and Institutional Use	---
Professional Office	
All forms of Professional Office Use	---
Commercial – Service	
All forms of Commercial – Service Use	---
Commercial – Retail	
All forms of Commercial Retail Use	---
Automotive and Boat	
All forms of Automotive and Boat Use	---
Hospitality	
All forms of Hospitality Use	---
Agricultural Uses	
All forms of Agricultural Uses	---
Accessory Uses	
Caretaker units	C
Employee Units (detached)	---
Home occupations	C
Roof-mounted satellite dishes	C
Water reservoir	---

3.4 Development Regulations

Table 3-3, Development Regulations, provides the standards by which the SPA shall be developed per the City of Chula Vista’s development regulations terminology. The SPA zone shall allow for multi-family housing, and includes provisions related to ensuring high-quality housing development.

Table 3-3 Development Regulations

Development Regulation	Metric
Minimum lot size	1,000 square feet (sf)
Maximum lot size	4,000 sf
Floor Area Ratio ¹	1.50
Minimum front setback ²	10 feet
Minimum driveway length	15 feet
Minimum side setback	5 feet or 10% of premises width
Minimum street side setback	10 feet or 10% of the premises width
Minimum rear setback	15 feet
Maximum Building Height ³	30 feet
Off-Street Parking ⁴ 1 Bedroom	1.5 spaces

¹ Floor Area Ratio (FAR) is a measure of the bulk of buildings on a lot or site. FAR is calculated by dividing the gross floor area of all buildings on a lot or site by the lot or site area. Gross floor area includes the total enclosed area of all floors of a building measured from the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, balconies, recreation rooms, and attics having a height of more than seven feet but excluding area used exclusively for vehicle parking or loading.

² A setback is the distance between the property line and the building. Setbacks are measured horizontally and perpendicular to the property line. Minimum setbacks ensure appropriate distances between buildings and the property line and ensure that the desired building line is maintained, e.g., along certain streets.

³ Maximum building heights are measured from finish grade to top of roof, not including parapets or other architectural features.

⁴ Bicycle parking is not required for a dwelling unit with a garage accessible only by residents of the dwelling unit. Bicycle racks shall be provided at pocket park locations to encourage multi-modal interconnectivity.

2 Bedrooms	2 spaces
3 Bedrooms	2 spaces
4 Bedrooms	3 spaces
Common Area Parking ⁵	A rate of 15 percent of the total off-street parking spaces required
Common Open Space ⁶	A rate of 25 square feet per dwelling unit, with at least one common open space area with minimum dimensions of 12 feet by 15 feet that is improved with lawn or recreational facilities.
Private Open Space (including private balconies and patios, front yards, back yards, and side yards) ⁷	
1 Bedroom	400 sf
2 Bedrooms	400 sf
3 Bedrooms	480 sf
4 Bedrooms	560 sf

⁵ For units that have two-car garages, common area parking may be provided off-street within the individual unit driveways. At the time any building or structure is erected or is enlarged or increased in capacity, or any use is established, off-street parking spaces for automobiles shall be provided in accordance with the requirements herein. When an addition is made to an existing building, only the square feet in the addition need be used in computing the required parking.

⁶ Common open space shall be provided in the form of pocket parks and useable open space, meaning any portion of a lot which is landscaped and/or developed for recreational and leisure use, is not used for enclosed dwelling unit floor area, and is conveniently located and accessible to all the units.

⁷ A minimum dimension of 6 feet that is landscaped and/or developed for recreational and leisure use

3.5 Pocket Park Regulations

Pocket parks shall comply with the following regulations:

1. Pocket parks, including the entry monument pocket park at the entrance, shall contribute to the overall common open space requirement established in Table 3-3, Development Regulations.
2. Pocket parks shall be less than one-acre, publicly-accessible landscaped areas intended for recreational purposes for residents and guests. See Section 3.7.4, Recreational Areas, for landscape requirements.
3. The entry monument pocket park shall comply with the requirements of pocket parks and the monument signage requirements included in Section 3.8.1, Signs.
4. Bicycle racks shall be provided at pocket park locations to encourage multi-modal interconnectivity.
5. Pocket parks shall include trash and recycling containers, as well as dog waste bags.

Should the Nakano Specific Plan be annexed into the City of San Diego, in addition to the Specific Plan requirements, the Nakano project will comply with the City of San Diego Parks Master Plan, including the recreational value-based park points requirements.

3.6 Mobility Regulations

3.6.1 Vehicular Mobility

Access to the SPA is from a single private drive that connects to Dennerly Road as right-in/right-out movements due to an existing median. See Exhibit 3-3, Mobility Network, for proposed roadways and other multi-modal facilities.

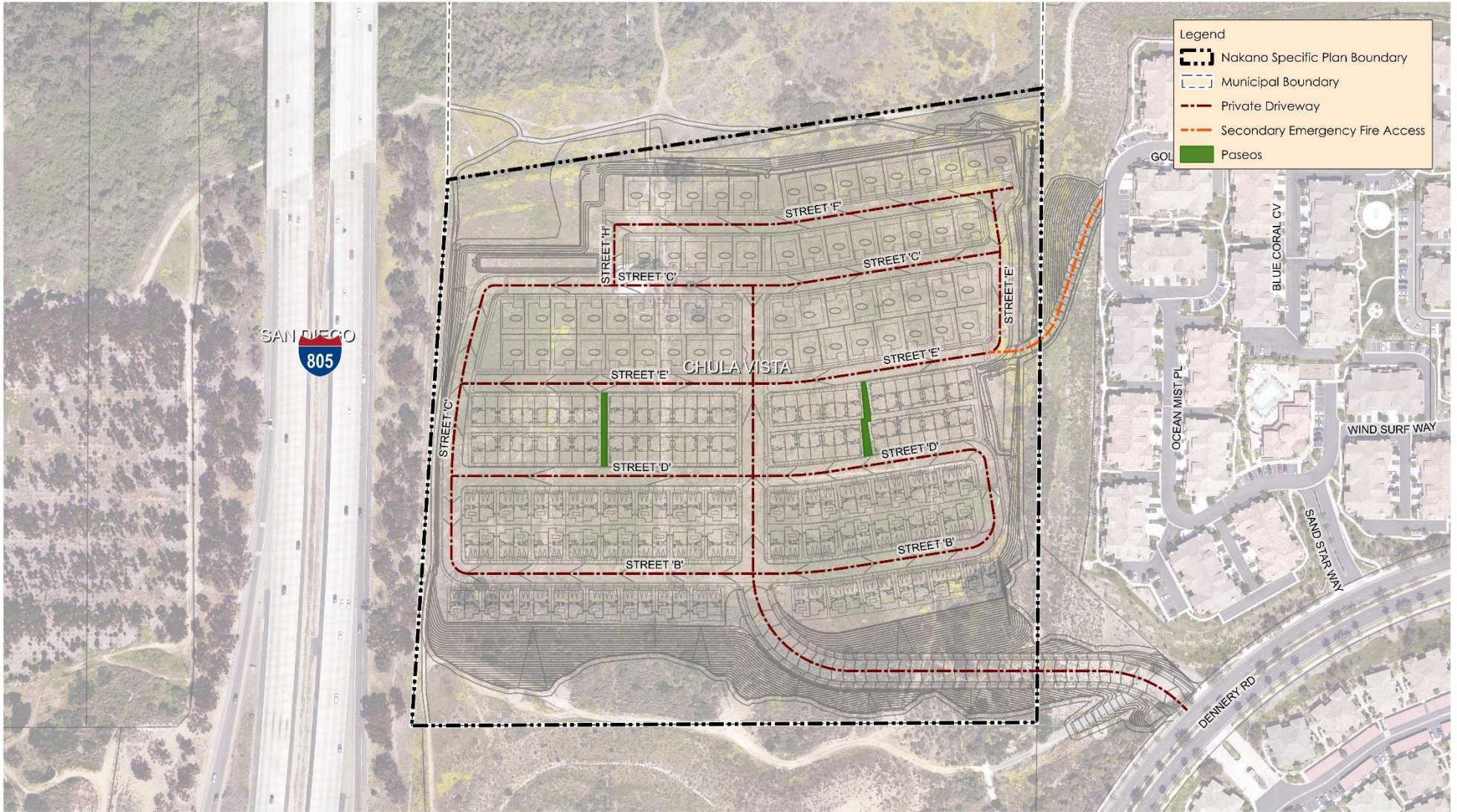
Private drives are allowed in new developments where their use is logically consistent with a desire for neighborhood identification and control of access, and where special overall design concepts may be involved.

1. The use of private drives shall be limited to cul-de-sacs and to minor local streets not carrying through traffic.
2. Private drives are not required to serve properties outside the development and is not required for general public circulation.
3. Maintenance of private drives shall be provided by homeowner's association and the applicable City shall have the right, but not the obligation, to enforce the covenants, conditions and restrictions.
4. Private drives shall be designed to comply with the criteria included in Table 3-4, Private Drive Regulations and the dimensions included in Exhibit 3-4A, Private Drive Cross-Section A, and Exhibit 3-4B, Private Drive Cross-Section B.

Table 3-4 Private Drive Regulations

Design Element	Regulation
Grades	<ul style="list-style-type: none"> a. Maximum 15% b. Minimum 1.0% unless flatter grade, to 0.5% is approved by the applicable City Engineer
Horizontal Alignment	<ul style="list-style-type: none"> a. Minimum design speed shall be 15 mph b. Streets shall normally intersect at right angles and shall have at least 20 feet (6 meters) of tangent adjacent to intersections. The tangent length shall be increased where short radii curves are used bear the intersections. c. Cul-de-sacs shall not ordinarily exceed 500 feet (150 meters) in length. Curb radius at the turnaround shall be at least 30 feet (9m) if parking is prohibited and 40 feet (12 meters) if parking is not prohibited. d. Centerline radius shall be 150 feet (45 meters) minimum for loop streets over 800 feet (244 meters) in length, and 100 feet (30 meters) minimum for cul-de-sacs and for loop streets less than 800 feet (244m) in length. Where right-angled bends are used in the street pattern, in lieu of the minimum radii required above, widening sufficient to accommodate truck turning movements shall be provided by use of knuckles or other appropriate means. Curb return radius shall be 15 feet (5 meters) minimum.
Vertical Design	<ul style="list-style-type: none"> a. Sight distance equal to 25 mph minimum b. Vertical curves used when change in grade exceeds 1% in sags and 0.5% on crests.

See Table 3-3, Development Regulations, for regulations on off-street vehicular parking.



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 Date of Exhibit: 5/16/2023
 Sources: SANGIS, ESRI, Dexter Wilson



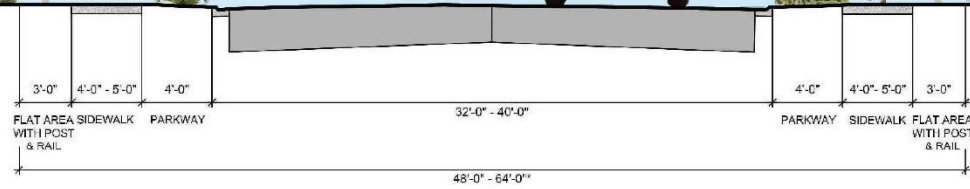
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Exhibit 3-3: Mobility Network

NAKANO SPECIFIC PLAN



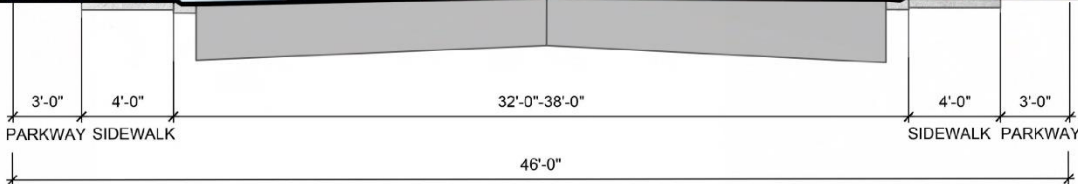
NOTE: THE MAXIMUM WIDTH OF 64' WITH 40' PAVED WIDTH, 5' SIDEWALKS, AND POST & RAIL ONLY OCCURS ALONG ENTRY ROAD.





NOTE: THERE WILL BE SECTIONS WITH A SIDEWALK ON ONE SIDE TO ACCOUNT FOR OTHER SECTIONS

NOT TO SCALE



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Date of Exhibit: 5/16/2023



Exhibit 3-4B: Private Drive Cross-Section B
NAKANO SPECIFIC PLAN

3.6.2 Bicycle Facilities

Class II bike lanes are located along Dennery Road, Palm Ave, and Ocean View Parkway. The Nakano Project includes onsite bicycle facilities including a separated Class I Bike Path along Private Drive A. As shown in Exhibit 3-4A and 3-4B, Private Drive Cross-Sections, the Class I Bike Path along Private Drive A shall be a minimum of four feet wide with a two-foot buffer between the bike path and the sidewalk. Sharrows may be provided along Private Drives with a Class I Bike Path. Sharrows are pavement markings that have been installed on roadways to provide guidance for both bicyclists and vehicles on roadways when sharing the road.

3.6.3 Pedestrian Facilities

Pedestrian facilities are located along Dennery Road, Palm Ave, and Ocean View Parkway. Sidewalks are included on most Private Drives throughout the SPA. As shown in Exhibit 3-4A and 3-4B, Private Drive Cross-Sections, sidewalks shall be a minimum of 4 feet wide.

In addition to sidewalks, the Nakano Project includes all-weather walkways connecting each dwelling unit to the Private Drives, as well as paseos intended to break up rows of dwelling units and provide pedestrian and recreational amenities. See Section 4.2.2, Paseos, for design guidelines on paseos.

3.7 Landscaping Regulations

The primary goal of the landscape design is to blend and complement the existing native planting in the vicinity. A minimum of 490,000 square feet of the SPA shall be devoted to landscaping, which may take the form of front yard and parkways, groundcover, revegetated graded slopes, and recreational areas. Landscaping shall conform to standard horticultural practice, and other applicable City and regional standards for landscaping, installation, and maintenance.

3.7.1 Front Yard and Parkways

A minimum of 65,000 square feet of front yard/parkway landscaping shall occur within the SPA. Front yard and parkway landscaping in the SPA shall conform to the following landscape regulations:

- Utilize drought-tolerant native vegetation, planted in an informal pattern.
- Front yards shall use ornamental trees, shrubs, and vines that are in accordance with the Approved Plant Palette included in Appendix C.
- Parkway planting shall use street trees that are in accordance with the Approved Plant Palette included in Appendix C.
- Parkway planting along Private Drives shall be planted with colorful container material with deep rooting characteristics.

3.7.2 Groundcover

Groundcover landscaping in the SPA conform to the following landscape regulations:

- Utilize fire-resistant vegetation that is in accordance with the groundcover and non-invasive grasses sections of the Approved Plant Palette included in Appendix C.
- Fire-resistant, drought-tolerant native vegetation, planted in an informal pattern.

3.7.3 Revegetated Graded Slopes

A minimum of 135,000 square feet of revegetated graded slope shall occur within the SPA. Revegetated graded slopes in the SPA shall conform to the following landscape regulations:

- Include canopy trees, medium round headed evergreen trees, and small trees and shrubs to control erosion.
- Provide privacy and blend with the existing planting along adjacent parkways.
- Utilize native, low fuel volume species that are in accordance with the slope revegetation section of the Approved Plant Palette included in Appendix C.

3.7.4 Recreational Areas

A minimum of 13,000 square feet of recreational area landscaping shall occur within the SPA, including the water quality basin.

Two pocket parks are included in the Nakano Project, one located at the northwest corner of the SPA and one located within the middle of the SPA along the northern boundary. The pocket parks shall range in size from 0.08 to 0.31 acres. See

Section 5.6.5, Parks and Trails, for additional information on parks and park amenities.

Recreational areas in the SPA shall conform to the following landscape regulations:

- Utilize drought-tolerant native vegetation, planted in an informal pattern
- Provide privacy
- Provide alternative lawn areas
- Blend in with the adjacent slope plantings.

3.7.5 Irrigation Regulations

All permanent irrigation systems shall be below ground, automatically controlled, and in full compliance with building code requirements. The irrigation system shall utilize reclaimed water to the maximum extent available and permissible. Water conserving systems such as drip irrigation, moisture sensors, low gallonage heads, and matched precipitation rate heads will be used.

Temporary irrigation systems in naturalized or native areas may utilize above ground systems. All backflow control devices will be located or screened from public view. Temporary irrigation systems in naturalized or native areas may utilize above ground systems. All backflow control devices shall be located or screened from public view. Disturbed areas shall be replanted and irrigated per the applicable city's landscape requirements on planting and irrigation.

The irrigation design will be based on the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use

(ETWU). Irrigation systems shall be designed so that separate areas of maintenance responsibility are metered and controlled independently.

All irrigation systems shall conform to the applicable city standards and regional standards for irrigation installation and maintenance.

3.7.6 Brush Management

A Brush Management Plan must be provided for approval of the development permit. The Brush Management Plan establishes a means of providing fire safety in the landscape for public or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation. The Brush Management Plan shall be in compliance with the applicable city's current brush management regulations.

Two distinct brush management areas referred to as "zone one" and "zone two" provide an effective break between all structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Brush management zone one is the area adjacent to the structure and shall be the least flammable. It shall consist of pavement and permanently irrigated ornamental planting and trees no closer than 10 feet from the habitable structure. Brush management zone one shall not be allowed on slopes with a gradient greater than 4:1. Alternative compliance to the Zone 1 setback may be granted by the Fire and Landscape Departments of the applicable city with the appropriate non-combustible elements. Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and shall consist of thinned, native, or non-irrigated

vegetation. Maintenance of brush management lots shall include the removal of invasive species.

Management and maintenance of brush management lots will be the responsibility of the Nakano Homeowners' Association and shall be conducted in strict conformance with the approved project plans. Compliance with these guidelines shall not be construed as a guarantee against any damage, destruction, or loss of property that may be caused by brush fire.

3.8 Other Regulations

3.8.1 Signs

The following signs are permitted on a permanent basis:

1. Street address numbers are permitted, provided that the numbers do not exceed 0.5 square foot each. Address numbers may be either internally or externally illuminated.
2. Nameplates are permitted provided that they do not exceed one square foot in area. Nameplates may be indirectly illuminated only
3. Accessory warning signs that provide warnings such as “no parking,” “watch dogs,” and “security services” are permitted. The permitted sign area for accessory warning signs is 1 square foot.
4. Temporary ground signs offering new residential developments for sale, lease, or rent are permitted for one year from the issuance of occupancy permits or until all units have been sold, rented, or leased, whichever occurs first. The signs shall comply with the following:
 - a. One single-faced or doubled-faced sign is permitted for each street frontage;
 - b. The maximum sign area is 32 square feet, and the maximum height is 12 feet.
2. Monument signs identifying the entrance to neighborhoods, public spaces, and activity centers.

Monument signs shall comply with the following standards:

- a. Illuminated in a way that is compliant with the lighting plan;
- b. Accompanied by a homeowners’ association or maintenance district to ensure the maintenance of the sign;
- c. The copy area of the sign shall not exceed 15 square feet; and
- d. The sign structure shall be designed to be architecturally harmonious with the residential area.

3.8.2 Lighting

A lighting plan shall be approved prior to construction that includes but is not limited to pole mounted site lighting, tree uplights, and bollard lighting, as well as a monument lighting at the monument sign at project entrance. The lighting plan provide standards for pole mounted site lighting, tree uplights, and bollard lighting, as well as a monument lighting at the monument sign. The lighting plan shall be submitted to the applicable city’s Director of Development Services for approval prior to installation thereof.

3.8.3 Outdoor Storage

Outdoor storage regulations for the SPA shall conform to the following standards:

1. Outdoor storage of material and equipment is permitted only when the type and quantity of stored

items are incidental to the residential use on the premises.

2. Outdoor storage is subject to all applicable fire, health, safety, and building regulations.
3. Outdoor storage is not permitted in required yard areas except that home maintenance or lawn maintenance equipment and nonmotorized recreational and leisure equipment are permitted in required side and rear yards.
4. Outdoor storage shall not impede the growth or maintenance of required landscaping.
5. All outdoor storage items shall be completely screened from public right-of-way through the use of solid fences, walls, buildings, or landscape features, or by a combination of screening elements. Stored items shall not exceed the height of the screening element.
6. Not more than one fully screened outdoor area may be used to store motor vehicles, whether operable or inoperable.
7. Outdoor storage areas shall not exceed 400 square feet in area or 12 feet in height. The storage area shall not encroach into any landscaped area or into any required yard.
8. The following items may be placed outdoors without screening when intended for near-term use: home maintenance or lawn maintenance equipment and supplies and game, sport, and leisure equipment.

3.8.4 Trash Storage Area

The following regulations apply to all trash storage areas within the SPA:

1. Trash storage areas shall be enclosed within a minimum five-foot-high masonry wall or higher if deemed necessary by the applicable city's Director of Development Services to adequately screen the area, built to standards adopted by the applicable city for a freestanding wall and shall be designed to accommodate the containers used by the recycling and solid waste service company contracted with the applicable city. A wooden enclosure may be substituted for a wall multiple-family zones by the Development Services Director.
2. A recycling and solid waste plan shall be submitted by the applicants of any qualifying project. Said plan shall be reviewed and approved by the City Manager of Chula Vista or his/her designee or by the City of San Diego's Director of Environmental Services Department or his/her designee. A plan must comply with City and state solid waste and recycling regulations/standards before it can be approved. Building permits may not be issued until the plan is approved.
3. The precise location of any recycling and solid waste area shall be approved by the applicable city's Director of Development Services upon review of the site plan. Recycling and solid waste areas shall be accessible and convenient to both the occupants and franchise hauler and shall only be

used for the temporary storage, collection and loading of solid waste and recyclables.

4. Recycling and solid waste enclosures shall be permanently maintained; recycling and solid waste areas shall be kept neat and clean; and approved recycling and solid waste plans shall be adhered to and followed.
5. Trash, recycling, and organic waste storage on private detached condominium lots shall be provided within sideyards.
6. Trash, recycling, and organic waste storage on private townhome and duplex lots shall be provided within the garage.

3.9 Supplemental Development Regulations

Any Development Regulation of the underlying Base Zone that is not specifically modified by this section shall apply to future development within the NSP Area.

- a. Vehicular Access: Secondary access to the NSP Area may be provided as emergency vehicle access only.
- b. Private Streets: Exceedance of the standard average daily trips (ADT) on Private Streets may be granted a deviation if the request is supported by findings in a Local Mobility Analysis technical report.

4. Design Guidelines

4.1 Purpose and Applicability

The purpose of these guidelines is to provide direction for the design of development within the Nakano SPA. Design addresses the character and quality of the built environment and helps to create a unique community identity with a strong aesthetic by blending architecture, landscape architecture, and site planning together. It involves the arrangement and design of buildings, features within the semi-private and private realm, and landscape within sites and neighborhoods. The design policies for the Nakano Project will make the community cohesive, attractive, functional, and sustainable. The guidelines are intended to serve as such and to allow for flexibility and creativity while maintaining a high level of quality and design. Although the design policies promote quality design, they are not guidelines rather than regulatory requirements. They are general and illustrative in nature and are intended to provide flexibility, encourage creativity, and promote variety through implementation. Building and site design described in this chapter are meant to create an attractive and livable neighborhood that is compatible with the surrounding community. The policies included in this chapter shall be applied to all development areas within the SPA maintained by an HOA; not maintained by the applicable City.

Illustration, photographs, and diagrams in this section are conceptual and provided to depict the design envisioned for the Nakano Project.

4.2 Site Design Guidelines

This section provides design guidelines intended to guide the site development of the Nakano Project, with guidelines for ideal circulation and site access, and recreation areas and amenities.

4.2.1 Circulation and Site Access

Primary access to the site is provided from Dennerly Road. Continuous circulation is provided throughout the site via private driveways. Secondary emergency vehicle access is provided via an extension of Private Driveway D, leading east and northeast to Gold Sky Way. Site design of the Nakano Project should comply the following circulation and site access guidelines:

- Provide an interconnected system of sidewalks, paseos, and trails that both creates a safe and pleasant pedestrian environment and connects residential buildings and common areas;
- Utilize paseos between extensive swath of townhomes to allow for mid-block circulation;
- Locate amenities next to public space and open space to enhance their access and visibility and to allow them to become focal points of the development; and
- Where possible houses should have a primary entrance visible from the street.

See Section 3.6, Mobility Regulations, for required vehicular, bicycle, and pedestrian infrastructure.

See Table 3-3, Development Regulations, for required off-street parking spaces, bicycle parking, and guest parking standards.

4.2.2 Recreation Areas and Amenities

Recreational areas and amenities are important components to fulfill the vision of the Nakano Specific Plan. The Project includes various types of onsite recreational opportunities that should comply with the following design guidelines. The type of recreational space and park amenities are listed below. This park program is in the conceptual design phase.

Pocket Parks

As a neighborhood retreat, the pocket parks will provide residents and guests with amenities such as benches tables, gathering areas, decomposed granite pathways and enhanced landscaping. The following guidelines apply to pocket parks comply within the Specific Plan Area:

- Pocket parks should be accessible by bicycling, walking, and public transit;
- The entry monument pocket park should provide a sense of arrival to the neighborhood with an illuminated monument ground sign; and
- Pocket parks are encouraged to provide the following recreational amenities (See Exhibits 4-1A and 4-1B):
 - Play structures or tot-lots;
 - Exercise apparatus;

- Overhead shade arbor with bench seating;
- Decomposed granite trail with header boards;
- Colorful drought tolerant shrubs and groundcover;
- Bordering landscaping consisting of shade trees, accent trees, and screening trees;
- Meandering decomposed granite pathways;
- Trailhead connecting to Otay Valley Regional Park Trail;
- Otay Valley Regional Park informative signage;
- “Fallen Tree” balance beam;
- Stepping stumps and boulders;
- Bicycle racks;
- Bench seating;
- Safety lighting and rail fencing; and
- Trash and recycling receptacles.

Exhibit 4-1A Conceptual Pocket Park

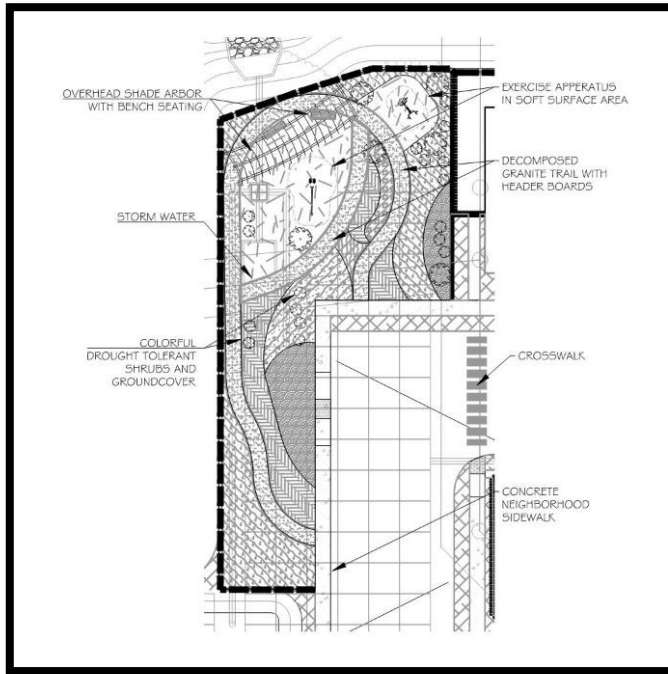
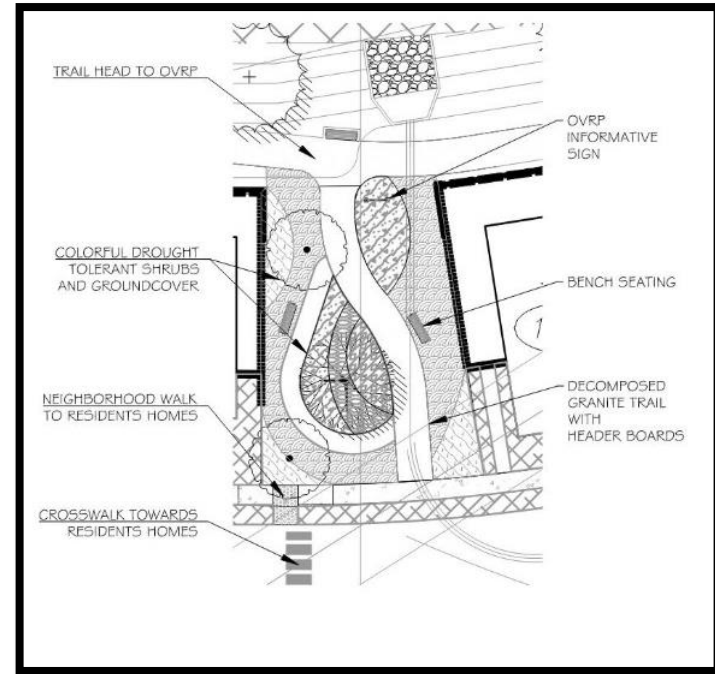


Exhibit 4-1B Conceptual Pocket Park



Illustrations and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.

Paseos

Paseos provide residents with a more connected pedestrian network to and from residents and sidewalks, parks, and green spaces. Paseos reinforce the pedestrian nature of the community by promoting walking and providing an aesthetically pleasing environment within the SPA. Landscaped paseos should:

- Serve as the pedestrian connection between the townhomes exclusive use areas and connect to the other recreation facilities on site;
- Provide for a pedestrian link between the resident townhomes, onsite mini-parks, and the trailhead entering the OVRP; and
- Provide landscape and recreational amenities such as large-scale trees, flowering shrubs, bench seating, and exercise stations as shown below in Exhibit 4-2A and 4-2B, Conceptual Paseo.

Exhibit 4-2A Conceptual Paseo

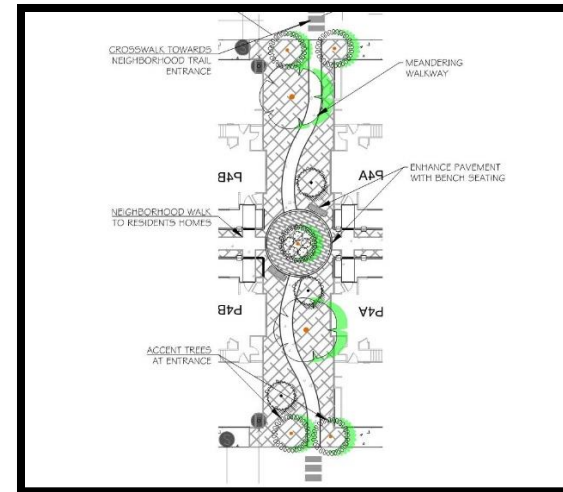
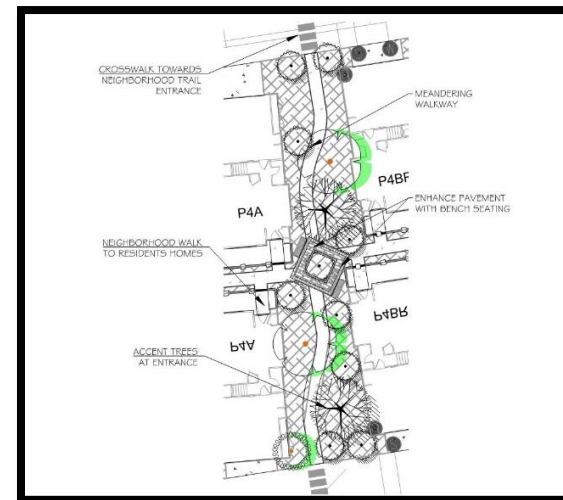


Exhibit 4-2B Conceptual Paseo



Illustrations and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.

4.3 Architectural Design Guidelines

The Nakano Project shall be designed to provide a high standard of architectural design and quality that complements the surrounding established neighborhoods. The following architectural design guidelines are intended to guide development of the variety of housing opportunities provided throughout the SPA. The Nakano Specific Plan accommodates a mix of housing types ranging from detached condominiums, duplexes, to townhomes. The overall architectural design focuses on high quality design that creates visual interest and reduces the apparent size, bulk, and scale of a home.

4.3.1 Buildings Massing

To encourage a pedestrian-friendly streetscape, architectural elements should be used to reduce apparent mass and create an interesting and aesthetically pleasing environment. The apparent bulk of a building may be reduced through implementation of one or more of the following techniques:

- Utilize vertical and horizontal elements to break up building mass;
- Incorporate variations in the roofline including the use of gables, overhangs, and other pop-outs;
- Enhance garage doors with ornamental elements such as decorative hardware, window insets, paneling, and trim that are compatible with the architectural style of the house;
- Vary the height of building segments including the use of both one- and two-story architectural elements;

- Emphasize and differentiate each dwelling unit entrance through architectural elements such as porches, trellises, pergolas, stoops, roof canopies, and detailing such as paint color, trim, materials, or awnings;
- Incorporate projections and recesses that provide shadow and relief;
- Utilize exterior colors that complement architectural details. The use of contrasting colors used as accents in areas such as trim, shutters, and architectural elements can provide visual interest; and
- Utilize contrasting materials where appropriate to the architectural style, such as stone or brick accents.

4.3.2 Materials and Colors

Future design should comply with the following materials and colors guidelines:

- Utilize materials and colors that add visual interest and complement architectural details and the relationship with the land;
- Utilize high quality and durable building materials;
- Implement a cohesive color palette that utilizes natural earth tone colors that complement existing architecture, vegetation, and open space;
- In general, use lighter colors for walls and other expanses;
- Utilize contrasting colors for architectural elements such as doors, windows, trims, awnings, etc.;

- Consistently apply materials that are harmonious with adjacent materials; and
- Avoid fluorescent or neon colors.
- Chain-link fences will be prohibited on-site as they are not compatible with surrounding architectural styles.
- The colors and styles of housing siding should be consistent with the requirements of this section that recommend using 'natural earth tone colors' and 'materials that are harmonious with adjacent materials'.

4.3.3 Architectural Styles

There is no preferred architectural style for the residential products. Design should be contextually sensitive and consider the scale, form, rhythm, proportions, and materials of adjacent residential neighborhoods. The following architectural elements are encouraged:

- Smooth plaster (stucco) wall and chimney finishes;
- Low-pitched, tile roofs with wide eave overhangs;
- Bold massing form;
- Arched doorways;
- Rectangular windows and doors;
- Wood sided cladding;
- Short eaves extending beyond the outside walls;
- Shingle roofing;
- Earth tone stucco colors; and

- Shaker style roofing.

4.3.4 Residential Design

The Nakano Project features a variety of housing products throughout the site including detached condominiums, duplexes, and townhomes. These descriptions are intended to provide general information that may be considered in any design of each housing type while still maintaining flexibility for architectural expression.

Detached Condominiums

The detached condominiums are characterized as stand-alone single-family units that share no adjoining walls with neighboring units. The condominiums feature 4-5 bedrooms and attached 2-bay garages. One additional private parking space shall be provided but is not required to be covered or enclosed. Two stories are encouraged. Dwelling units may range in size from approximately 1,761 to 2,135 square feet. Each home has its own private driveway, backyard, and side yard, as shown in Exhibits 4-3, Conceptual Condominium Product and Exhibit 4-4, Typical Condominium Elevation. Detached condominiums should include the following features:

- Clustered together as separate living entities;
- Identifiable front porches and minimum 15' private driveways setback from the back of sidewalk;
- Recessed front garage within façade of building; and
- Varied windows and doors.

Exhibit 4-3: Conceptual Condominium Product



Illustrations, photos, and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.

Exhibit 4-4: Typical Condominium Elevation



Illustrations and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.

Duplexes

The duplexes consist of two units stacked side-by-side within a two-story structure. Two to three stories are encouraged. Each home may feature 3-4 bedrooms, 2.5 bathrooms, and a 2-bay garage. One additional private parking space shall be provided but is not required to be covered or enclosed. Private driveways leading to the two-bay garage on the ground floor is provided. Dwelling units may range in size from approximately 1,461 to 1,668 square feet, see Exhibits 4-5, Duplex Product, and Exhibit 4-6, Typical Architectural Features on Duplex, for more details. Duplexes should include the following features:

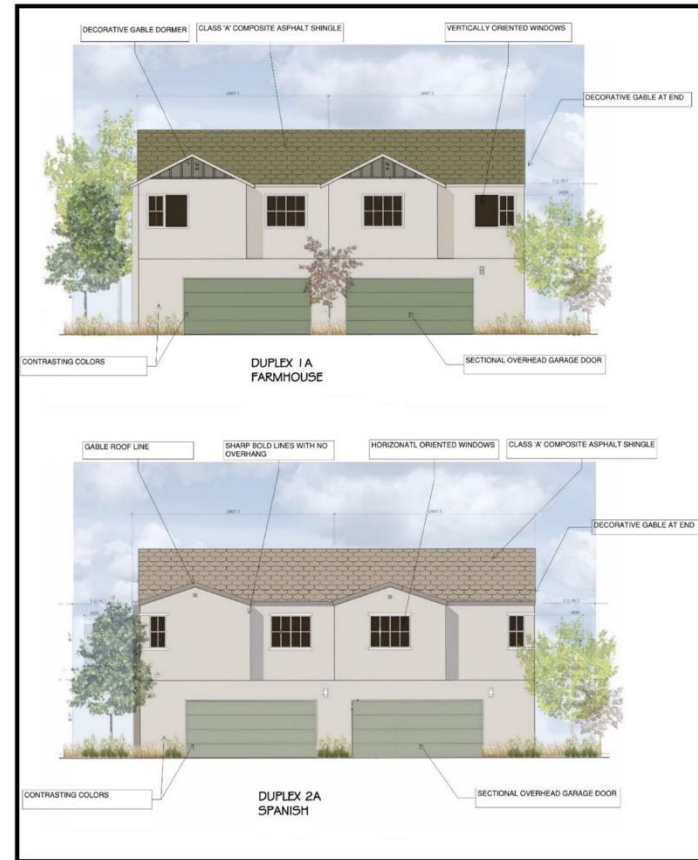
- Mirrored side-by-side living arrangement;
- Employ bulk control measures that breaks up massing, scale, and height of structure;
- Recessed garage behind front façade of home;
- Visible front entries from the street;

- Separate entrances and driveways; and
- Shared outdoor common areas.

Exhibit 4-5: Duplex Product



Exhibit 4-6: Typical Architectural Features on Duplex



Illustrations and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.

Townhomes

The attached townhomes consist of four to five multi-family units clustered in a row with no separation between units. Two to three stories are encouraged with varied roof pitching as shown below in Exhibits 4-7, Townhome Product and 4-8, Typical Architectural Features on Townhomes. Each home may feature 2-4 bedrooms, 2-2.5 bathrooms, and a 2-bay garage. One additional private parking space shall be provided but is not required to be covered or enclosed. Dwelling units may range in size from approximately 1,083 to 1,480 square feet. Townhomes should include the following features:

- Uniform building mass incorporating varied materials and colors;
- Express individuality through building mass, offsets, separate unit entries, and private outdoor spaces;
- Well-proportioned windows and doors that are coordinated both vertically and horizontally to protect interior privacy of home;
- Rear-loaded with garage facing the rear of the unit, usually from an alley or parking court; and
- Organize units around public spaces and common space amenities.

Exhibit 4-7: Townhome Product



Illustrations and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.

Exhibit 4-8: Typical Architectural Features on Townhomes



Illustrations and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.

4.4 Streetscape Design

This section addresses streetscape elements, such as site furniture, trash and recyclable areas, and signage that contribute to the visual quality of the community. The following design guidelines encourage a variety of streetscape elements that reinforce Crime Prevention through Environmental Design techniques and social interaction.

4.4.1 Street Furniture

- Design and select street furniture to consider the safety, security, comfort, and convenience of the user.
- Locate street furniture along the street edge of sidewalks. Maintain a clear and sufficient width to accommodate pedestrian traffic.
- Design, selection, and placement of street furnishings such as tables, benches, bollard, and trash receptacles should be compatible with the overall site design and architectural character of the development.
- Provide seating in sunny and shaded areas.
- Carefully select materials and color to achieve the desired aesthetic and vision for the public realm.
- Provide smooth paving and special accent paving in select locations and on streets with grades greater than 10%.

4.4.2 Trash and Recycling Areas

- Evenly distribute trash and recycling areas for easy access by users and refuse collection services.
- Screen trash and recycling areas with landscaping, fencing, or walls designed to protect adjacent uses from noise and odors.
- Design trash and recycling areas to be compatible with the appearance and scape of adjacent buildings.

4.4.3 Bicycle Racks

- Locate bicycle racks near parks and open space, and major streets.

4.4.4 Signage and Monumentation

- Place signage at strategic locations with the goal of minimizing the overall number of signage as necessary.
- Align signage with existing site furnishings.
- Utilize a consistent graphic design that is complementary of neighborhood character.
- Incorporate neighborhood-specific or artistic elements.
- Any monument signage should not obscure sight lines for vehicular and pedestrian safety.
- Monument signage should have unique fonts.

4.4.5 Lighting

- Provide a hierarchy of light quality and intensity. Emphasis should be placed on areas of high vehicular and pedestrian activity.

- Design lighting fixtures to be compatible in scale, design, and material with the local setting.
- Encourage simple design.
- Provide pedestrian-scaled lighting along sidewalks and pathways.
- Direct lighting downward and shield the light source.

4.4.6 Walls and Fencing

The walls and fencing will vary with the residential home type, locations, and environmental constraints. Wall and fencing guidelines are provided below for each product type along with Exhibits 4-9A through 4-9D, Fencing Concepts which provides the conceptual design envisioned for the Nakano Project.

Detached Condominiums

- Utilize a six-foot vinyl or wooden fence to enclose the residents exclusive use area.
- Those homes adjacent to the OVRP may have a radiant heat wall made of masonry or glass.
- Along the end of the housing rows should be built with masonry block to complement the architecture.

Duplexes

- Utilize a six-foot vinyl or wooden fence to enclose the residents exclusive use area.
- Along the end of the housing rows should be built with masonry block to complement the architecture.

Townhomes

- Utilize a low three- to four-foot fence or wall to define their exclusive use area.
- Fence or wall materials should complement the buildings architecture.

Exhibit 4-9A: Fencing Concept



Exhibit 4-9C: Fencing Concept



Exhibit 4-9B: Fencing Concept



Exhibit 4-9D: Fencing Concept



Illustrations, photos, and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.

4.4.7 Specific Plan Trail Connections

- An internal trail system will connect the residents through pathways to the Specific Plan Area recreational amenities.
- The internal trail system will meet the OVRP overlook, at a trail head connecting to the regional Parks system.

4.4.8 Paving Materials

- All streets with grades steeper than 10% will be constructed with concrete.

4.5 Landscape Design Guidelines

The landscaping guidelines are intended to address the appearance and functionality of the landscaping within the development. The purpose is to establish minimum landscape design standards without dictating specific planting styles, planting themes, or planting arrangements.

- Utilize street trees that are consistent with the street trees used along adjacent rights-of-way.
- Encourage varied planting to enhance visual aesthetics and add color and interest.
- Provide landscaping at SPA entry points.
- Utilize native, drought-tolerant planting species that recognize the importance of water conservation, fire resistance, and erosion control.
- Utilize varied planting to enhance visual aesthetics and add color and interest.

- Utilize landscaping to soften the appearance of blank walks, buildings edges, and enhance the pedestrian scale of development.
- Utilize groundcover landscaping that is ornamental in nature and complimentary to the building architecture.

See Appendix C, Plant Palette, for detailed list of permitted plant species.

5. Infrastructure & Public Facilities

The purpose of this chapter is to guide the infrastructure and public facilities within the Nakano Project, including circulation and access, water, sewer, drainage, public services such as solid waste disposal, law enforcement and emergency services, utility services such as energy and telecommunications, schools, parks, and recreation facilities.

5.1 Circulation and Access

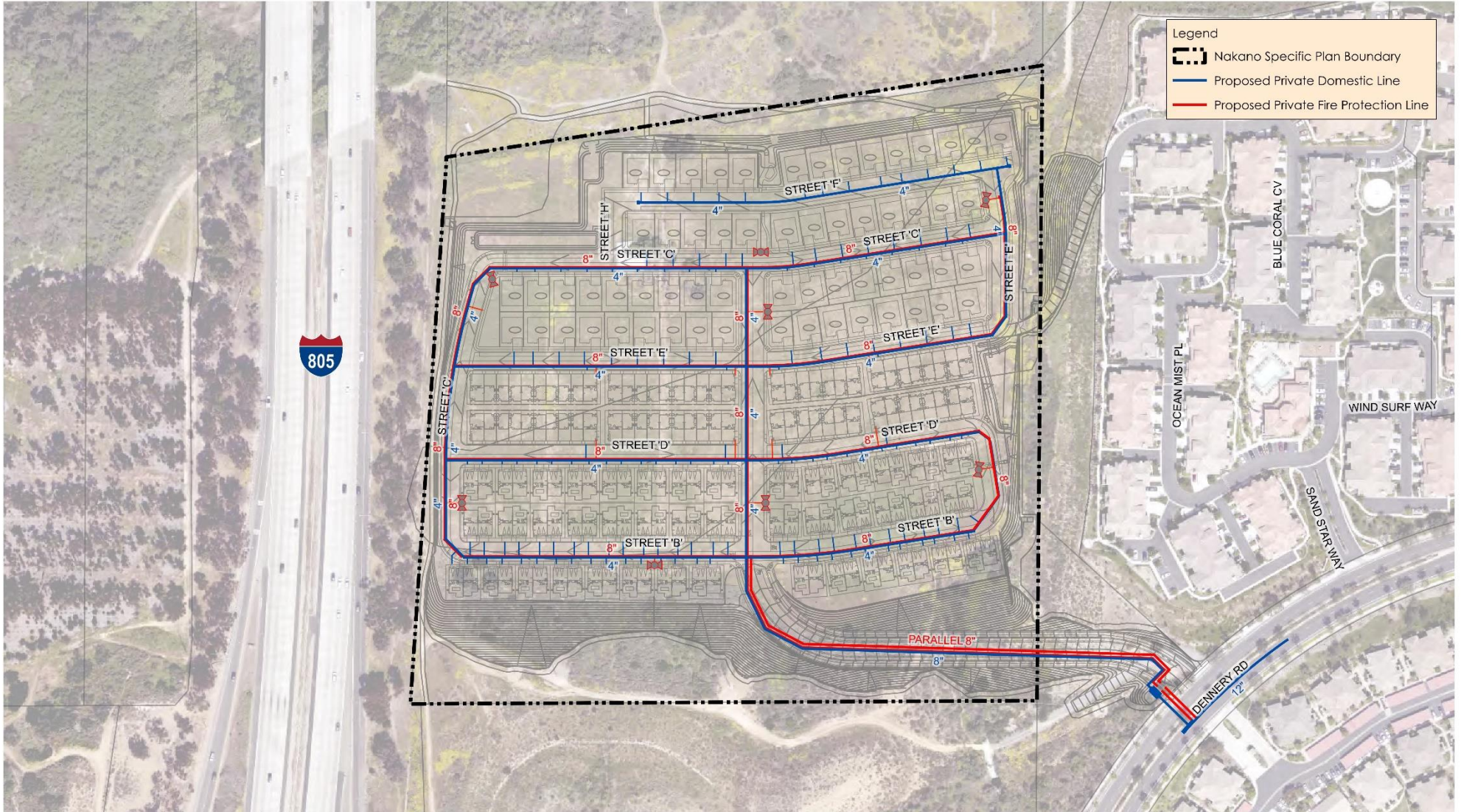
The Nakano Project will have a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project and the commercial, retail, and public uses such as schools, parks, and transit facilities within the vicinity. There are four bus stops within a half-mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennery Road. See Section 2.4, Site Access, for additional existing circulation and access conditions.

Access to the SPA will be provided via a single private right-in/right-out roadway from Dennery Road. The two-lane access road will include non-contiguous sidewalks and bike sharrows. As shown above in Exhibit 1-3, Conceptual Site Plan, the internal circulation system is comprised of a network of private drives, sidewalks, and a trail connection. All circulation and access improvements shall be constructed per the standards included in Section 3.6, Mobility Regulations. Secondary emergency vehicle access shall be provided to the Nakano Project via an extension of Private Driveway D, leading east and northeast to Gold Sky Way.

5.2 Water

The Nakano Water System Analysis was prepared to determine the necessary public water system improvements as well as the sizing and configuration of the private domestic water system and the private fire protection system to provide service to the Nakano SPA. The SPA will receive water service from the City of San Diego Water Department. Based on the Nakano Project demands, the planned water supply facilities include construction of a new 12-inch diameter 365 Zone public water line in Dennery Road from the existing water regulating station at Sand Star Way up to the entrance driveway (Exhibit 5-1, Water Facilities). This new 12-inch diameter public water line will then tie into the existing 12-inch diameter public water line east of the supply lateral from the existing water regulating station at Sand Star Way.

The private fire protection system will consist of two 8-inch diameter fire service laterals extending off the new 12-inch diameter public water line in Dennery Road. An 8-inch reduced pressure principle detector check assembly will be installed at the project boundary at both connections to the public system, and internal to the project there will be 8-inch private fire protection piping to provide service to the eight onsite private fire hydrants. Fire sprinkler water lines and laterals, which are expected to be connected to the private fire protection system and will supply the individual residences fire sprinkler systems.



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 Date of Exhibit: 10/1/2024
 Sources: SANGIS, ESRI, Dexter Wilson



Exhibit 5-1: Water Facilities

NAKANO SPECIFIC PLAN

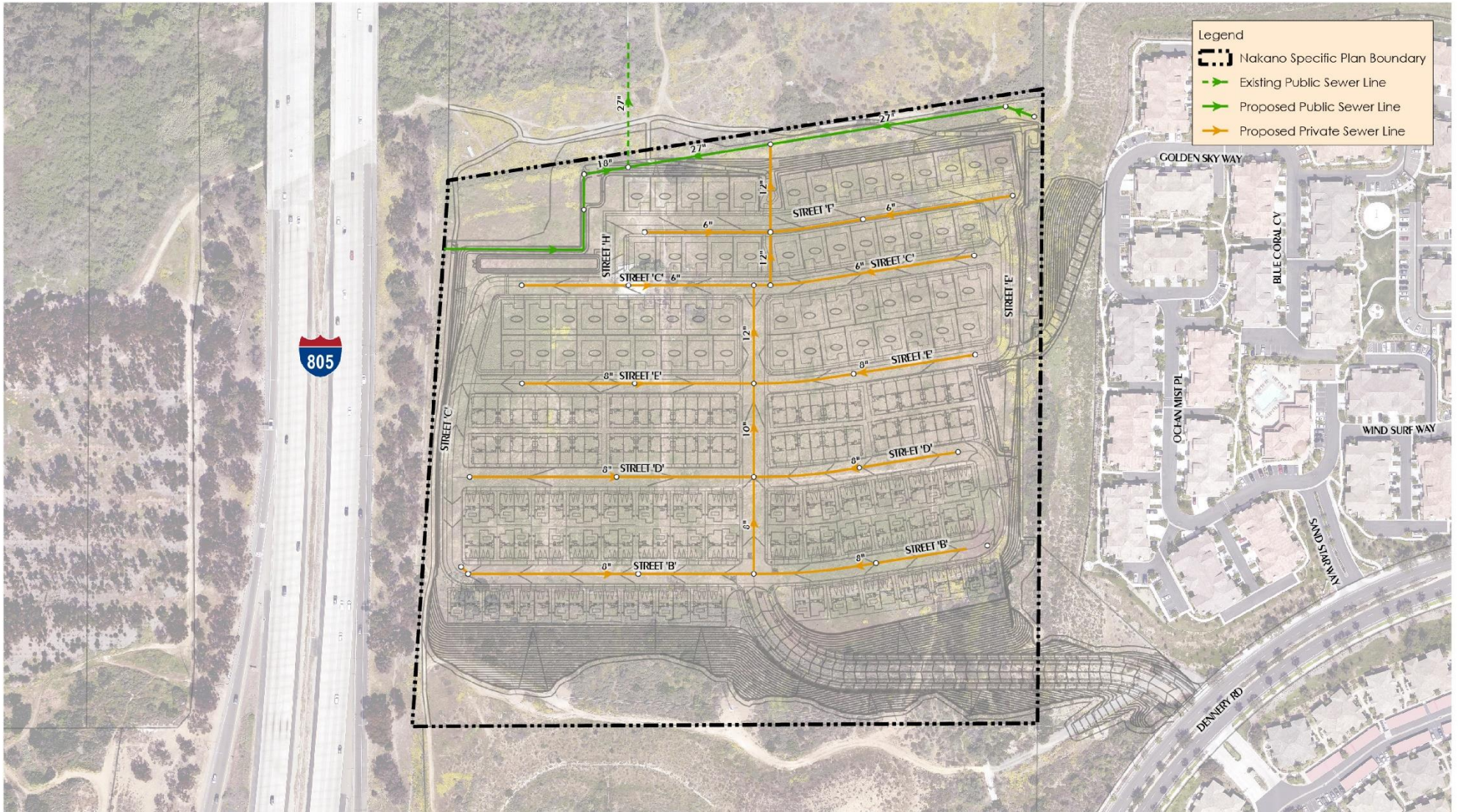
5.2.1 Water Supply and Demand

The Nakano Water System Analysis includes a water demands analysis developed in accordance with the City of San Diego Water Department Design Guidelines and Standards. Residential water demand is estimated based on density and a unit water demand of 150 gallons per day (gpd) per person. The Nakano Water System Analysis indicates that the average water demand for Nakano's 221 dwelling units is approximately 116,025 gpd, per City of San Diego standards. Additionally, the analysis determined that the water supply demands of the Nakano project will be within and meet the City of San Diego's water demands and service criteria.

5.3 Sewer

The sewer facilities required to provide sewer/wastewater service to the Nakano Project include construction of an onsite private sewer collection system with a single 10-inch or 12-inch sewer lateral connection to the existing 27-inch diameter Otay Valley Trunk Sewer in an easement immediately north of the project property (Exhibit 5-2, Sewer Facilities). The onsite private sewer collection system will convey sewer services for all the residential units via gravity.

The Nakano Project will connect to the existing 27-inch diameter Otay Valley Trunk Sewer on the north side of the SPA. The SPA's average wastewater flow and peak wastewater flow will be added onto the City of Chula Vista's existing METRO flow share and allocation. METRO regionwide Otay Mesa and Otay Valley sewer analyses indicate the Otay Valley trunk Sewer has available capacity for the implementation of the Specific Plan.



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Exhibit 5-2: Sewer Facilities

NAKANO SPECIFIC PLAN

5.4 Stormwater and Drainage

With development of the Nakano Project, the drainage will continue to discharge to the north with a series of brow ditches to convey the flow around the residential units to combat the western runon. Additionally, the Nakano Project drainage system will include a private storm drain system to convey the onsite flow. The eastern runon will enter a new reinforced concrete pipe (RCP) storm drainpipe and outlet to the existing channel to maintain as much of the natural flow through the area. A small wall parallel to the biofiltration basin will be installed to ensure the runon flow does not enter the project site. This area is designed to not commingle the upstream runon and allow a portion of the channel to remain natural.

The drainage system improvements include private storm drains collecting rooftop and surface drainage. Stormwater quality requirements will be managed with two biofiltration basins and a detention vault upstream of a modular wetland unit. The detention vault will provide peak flow detention to mitigate for peak flows.

5.5 Dry Utilities

San Diego Gas and Electric (SDG&E) will operate, maintain, and transport natural gas and transmit and distribute electricity to the SPA. Utility providers such as AT&T, Cox, and other independent telecommunications companies will provide communication systems for telephone, telecom, computers, and cable television to the SPA. Solid waste is the responsibility of the City of San Diego's Environmental Services Department. Gas, electric, and telecommunications will be provided to the

SPA via underground utility lines within the main access road to the site.

The City of San Diego Environmental Services will provide refuse, recycling, and yard waste collection and disposal services to primarily single-family homes as well as some multi-family and commercial/business customers.

5.6 Public Services

Local government agencies provide the SPA with fire and emergency services, police, schools, and libraries. The Nakano Project shall comply with required development impact fees and applicable general plan policies, which would reduce impacts on fire, police, and emergency facilities, as well as schools, community centers, and libraries. Collection of development impact fees would incrementally fund expansion or construction of new facilities as growth is accommodated.

5.6.1 Fire and Emergency Services

The potential for wildland fires presents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones. Steep hillsides and varied topography within portions of the region also contribute to the risk of wildland fires. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zones in Local Responsibility Areas Map, the SPA is located within a Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone. In case of fire or other natural disaster, Dennery Road, Palm Avenue, and Interstate 805 (I-805) would act as an evacuation routes for the SPA.

The SPA will be serviced by San Diego Fire-Rescue Department Station Number 6 located at 693 Twining Avenue in the City of San Diego. Future development permits shall include a fire access plan and shall comply with the California Fire Code/ California Building Code and local fire code requirements of the applicable city.

5.6.2 Police

The San Diego Police Department (SDPD) will provide police services that include patrol, traffic, investigative, records, laboratory, and support services to the SPA. Changes in population and additional recreational facilities, all increase the pressure on maintaining and supporting law enforcement services.

5.6.3 Schools

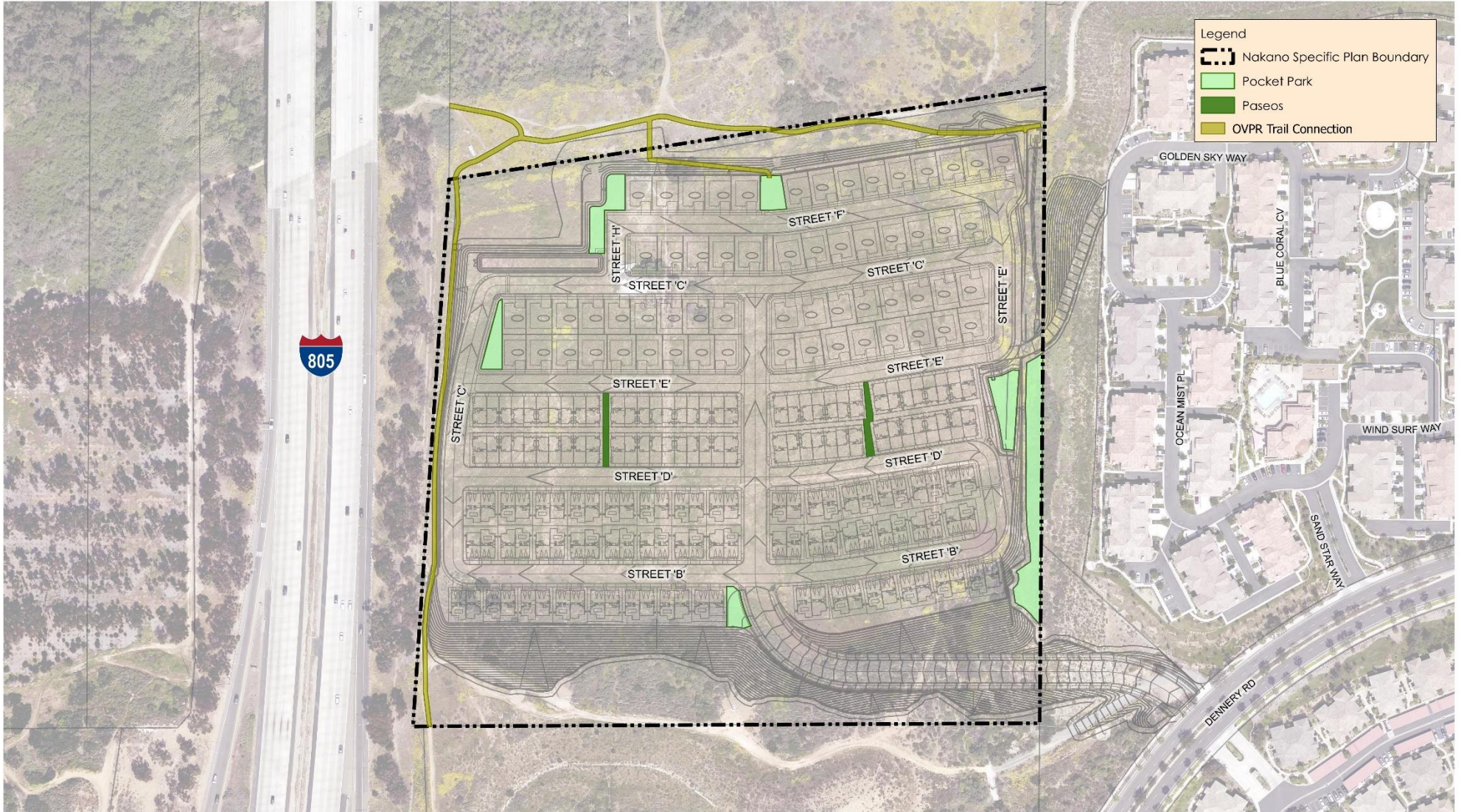
The SPA is served by three school districts for elementary, middle, and high school. The Chula Vista Elementary School District provides Juarez Lincoln Elementary School (grades K-6), located approximately 0.8 miles as-the-crow-flies southwest of the NSP Area. The Sweetwater Union Middle School Union provides Montgomery Middle School (grades 7-8), located approximately 1.4 miles as-the-crow-flies southwest of the NSP Area. The Sweetwater Union High School District provides Montgomery High School (grades 9-12), located approximately 1.7 miles as-the-crow-flies west of the NSP Area.

5.6.4 Libraries

Library services are provided by the City of San Diego. The SPA is served by two regional libraries, these include the Otay Mesa-Nestor Branch Library and San Ysidro Branch Library.

5.6.5 Parks & Trails

The Nakano Project includes a trail connection at the northwestern boundary, which will ultimately connect to the greater trail Otay Valley Regional Park system. The Nakano Project includes multiple pocket parks with view overlooking the OVRP. As shown below in Exhibit 5-3, Parks and Trails, the pocket parks include decomposed granite pathways, turf areas, an exercise station, large shade trees, bench seating, and landscaping. The pocket park along the northern boundary of the SPA also includes a trail access to the OVRP. The neighborhood paseos which provide improve pedestrian circulation throughout the SPA, include decomposed granite, shade trees, bench seating, and landscaping. See Section 3.5, Pocket Park Regulations for applicable development regulations, and Section 4.2.2 Recreation Areas and Amenities for preferred amenities for park areas.



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 Date of Exhibit: 5/16/2023
 Sources: SANGIS, ESRI, Dexter Wilson



Exhibit 5-3: Parks and Trails

NAKANO SPECIFIC PLAN

6 Implementation & Administration

6.1 Purpose & Authority

This chapter describes the authority of the Nakano Specific Plan, the process that will be used to consider development applications and the administrative procedures required for amendments and/or modifications to the Specific Plan. The Specific Plan provides a framework for the future development of the Nakano Project and adoption of the Specific Plan by the City of Chula Vista. Implementation of the Specific Plan will occur through concurrent development permits and approvals by the City to ensure that development is consistent with this Specific Plan and other applicable requirements.

This Specific Plan will be executed by the implementing jurisdiction's approval of subsequent Development Permits and approvals that are consistent with this Specific Plan and that meet other applicable jurisdiction requirements. Implementation of the Specific Plan will ensure orderly development of the Nakano Project while allowing flexibility to adapt to more detailed site studies and tailor development to adapt to changes in the market. Cooperation and coordination between the City of San Diego; regional and state agencies; various providers of public services; financing and maintenance entities; and design professionals will be required to ensure implementation of the Specific Plan.

The implementation process described herein provides the mechanisms for review and approval of permits that will be necessary to implement this Specific Plan. Successful implementation of the Specific Plan will require cooperation

and coordination among many parties, including but not limited to the City of San Diego, City of Chula Vista, Local Agency Formation Commission (LAFCO), utility providers, and financing and maintenance entities.

6.2 Specific Plan Adoption

Upon adoption by City Council Resolution this Specific Plan implements the goals and policies included in the Chula Vista and San Diego general plans by establishing the land uses, development standards, and design guidelines for the Specific Plan. All regulations, conditions, standards, and guidelines contained in this Specific Plan shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase, or portion of this document is for any reason determined to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

6.3 Administration & Severability

The requirements of this chapter shall be administered and enforced by the City of Chula Vista's Development Services Department and other applicable City departments in conjunction with the policies contained in this Specific Plan unless otherwise specified, where the provisions of this Specific Plan differ from those in the City's municipal code, the provisions of this Specific Plan shall take precedence. Where the Specific Plan is silent on a topic, the requirements of the City's municipal code shall remain applicable.

If any term, provision, or condition of this Specific Plan is determined invalid, void, or unenforceable, the remainder of this Specific Plan shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Specific Plan.

6.4 Environmental Review

The Specific Plan was required by California law to undergo environmental review in accordance with the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, the City of Chula Vista prepared an Environmental Impact Report (EIR, State Clearinghouse No. 2022060260) to address the potential environmental impacts of the Specific Plan. Prior to the approval of the Specific Plan, the EIR was considered and certified by the Chula Vista City Council. Any amendments to this Specific Plan or discretionary approvals required to implement this Specific Plan are subject to the requirements of CEQA.

6.5 Design Review Process and Approval

All development within the SPA shall be governed by design review, which is outlined in the City of Chula Vista's municipal code. The purpose of the design review process is to ensure consistency with the Specific Plan, except as provided in Section 6.6, Exemptions. The design review process will include all conditions of approval ranging from design, environmental mitigation measures, public improvements, and others as may be determined upon review of the proposed development. The Nakano Project would also be required to adhere to the City's municipal code and processes for other discretionary review, such as those for conditional

use permits, variances, and subdivisions, as may be applicable. The provisions of the Zoning Ordinance relative to other discretionary permits or actions (e.g. Tentative Map, Conditional Use Permits) shall be applied as required based on the Nakano Project.

The design review process will ensure an enhanced level of review for major projects, while minimizing processing for minor design modifications. To achieve design review approval, at a minimum, development must:

- Comply with the permitted uses and development criteria contained in Chapter 3 - Land Use and Development Regulations of this Specific Plan, and other applicable regulations contained in the implementing jurisdiction's municipal code; and,
- Be found to be consistent with the design requirements and recommendations contained in Chapter 4 - Design Guidelines of this Specific Plan.

The Development Services Director or his/her designee may determine in writing that a proposed use is similar and compatible to a listed use and may be allowed upon making one or more of the following findings:

- The characteristics of and activities associated with the proposed use is similar to one or more of the allowed uses and will not involve substantially greater intensity than the uses listed;
- The proposed use will be consistent with the purpose and vision of the SPA;

- The proposed use will be otherwise consistent with the intent of the Specific Plan;
- The proposed use will be compatible with the other uses listed for the Specific Plan.

The Development Services Director or his/her designee may refer the question of whether a proposed use is allowable directly to the Planning Commission for a determination at a public hearing. A determination of the Development Services Director or his/her designee, or Planning Commission may be appealed in compliance with the procedure set forth in the City of Chula Vista's municipal code.

Should the NSP Area be annexed to the City of San Diego, design review permits may be processed as Substantial Conformance Review, pursuant to City of San Diego Information Bulletin 500 as amended from time to time. Then upon successful annexation into the City of San Diego, the NSP Area should be annexed into the Ocean View Hills Maintenance Assessment District (OVH MAD). OVH MAD is located north of State Route 905, east of Interstate 805, and west of Avenida de Las Vistas, including Ocean View Hills and Dennery Ranch. The small parcel at the southeast corner that provides access to the NSP Area is already within the OVH MAD. Thus, the NSP Area will have a direct and clear benefit from the improvements and activities of the existing district. A condition of development is required for the project to go forward, along with an analysis to determine whether it will seek to add additional improvements or activities. The annexation process will likely mirror a new-formation process and require a vote of the affected properties.

6.6 Exemptions

Exemptions to Specific Plan requirements include slight alterations to existing structures such as painting, maintenance or repair, re-roof, modifications that increase the total building area by 200 square feet or less (within a 2-year period) as well as other exceptions and modifications described in the City of Chula Vista's municipal code, as may be amended from time to time.

6.7 Specific Plan Amendments

This document attempts to be comprehensive, but it is understood that not all things can be envisioned, and there may be situations where modifications in the Specific Plan may be necessary. The policies, standards, and guidelines presented in the Specific Plan contain some degree of flexibility, but any Specific Plan amendments must be judged by relatively fixed criteria. The California Government Code (§ 65453) states that a Specific Plan "may be amended as often as deemed necessary by the legislative body." Amendments to this Plan may be initiated by a developer, any individual property owner, or by the implementing jurisdiction, in accordance with any terms and conditions imposed during the original approval or in accordance with any terms and conditions pertaining to the City of Chula Vista's municipal code. The Development Services Director or his/her designee is responsible for making the determination of whether an amendment to the Specific Plan text or maps is needed. The applicant shall be required to submit a completed application with graphics, statements, or other information as may be required to support the proposed amendment. Amendment procedures are described below.

- Proposals to amend the Specific Plan must be accompanied by detailed information to document the change required. This information should include revised Specific Plan text (or excerpt thereof) and revised land use diagram or map amendment, where relevant, depicting the amendment requested.
- Preparation and review of the Specific Plan has been based on comprehensive analysis and best available information at the time of adoption. Any proposals to amend the Specific Plan must therefore document the need for such changes. The City and/or applicant should indicate the economic, social, or technical issues that generate the need to amend the Specific Plan. Costs incurred for the amendments shall be the responsibility of the party requesting the amendment.
- The City and/or applicant must provide an analysis of the amendment's impacts relative to the adopted environmental review document. Depending on the nature of the amendment, supplemental environmental analysis may be necessary. The need for such additional analysis shall be determined by the City of Chula Vista in accordance with the California Environmental Quality Act (CEQA Guidelines § 15162).

6.7.1 Minor and Major Specific Plan Amendments

The City of Chula Vista's Development Services Director or his/her designee shall within 10 days of any submittal of a request to amend this Plan, determine whether the amendment is "minor" (administrative) or "major". The decision of the Director of the Development Services Department may be appealed to the Planning Commission,

provided said appeal is initiated within 10 working days of receipt by the applicant of written notice of the decision of the Development Services Director, or his/her designee.

Minor Specific Plan Amendments

If the Specific Plan amendment is determined to be minor, the City of Chula Vista's Development Services Director, or his/her designee, may approve or deny the application. Minor amendments (also known as minor modifications) must be determined by the Development Services Director to be in substantial conformance with the provisions of the Specific Plan and do not include any changes described below for major amendments.

The following amendments to the Specific Plan shall be considered minor and shall not require a major Specific Plan amendment and are subject to review and approval by the Director of the Development Services Department or his/her designee:

1. Decrease in overall Specific Plan density and intensity provided that the density and intensity remains within the density range of the land use designation as applied by the Specific Plan;
2. Minor changes to or deviations from design standards and policies specified in this Specific Plan, such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatment;
3. Adjustment to park acreage or amenities accompanied by an analysis demonstrating that

the revised park acreage or amenities will still meet the City requirements;

4. Final sizing and precise location of water, sewer, storm drainage, and other like infrastructure improvements with concurrence of the City Engineer;
5. Change in utility and/or infrastructure servicing agencies;
6. Landscape, wall material, wall alignment and streetscape design modifications, which substantially conform to the intent of the design standards and policies contained in this Specific Plan;
7. Any other minor changes to Specific Plan details that are determined by the Director of the Development Services Department or his/her designee to comprise minor modifications and are comparable to the original specifications or guidance.

Major Specific Plan Amendments

Major Specific Plan amendments (also known as formal amendments), which do not meet the criteria of minor amendments described above, require an advisory recommendation by the City of Chula Vista's Planning Commission and approval by the City Council. As required by the California Government Code, all agencies significantly affected by the major amendment shall be notified of the proposed action prior to the approval of the Formal Amendment.

Any major amendment to this Specific Plan initiated by an applicant shall comply with the applicable procedures and requirements of the City's Municipal Code, as they relate to proposed revisions to adopted Land Use Plan.

Examples of major amendments include:

1. The introduction of a new land use designation not contemplated in the Specific Plan, as may be amended from time to time;
2. Changes in the designation of land uses affecting two acres or more from that shown in the Specific Plan, as may be amended from time to time;
3. Changes to the circulation system or other community facility which would materially affect a planning concept detailed in the Specific Plan, as may be amended from time to time;
4. Changes or additions to the design guidelines which materially alter the stated intent of the Specific Plan, as may be amended from time to time;
5. Any change which would result in new significant, direct adverse environmental impacts not previously considered in the prior environmental review.

Necessary Findings

The City of Chula Vista's Development Services Director, or his/her designee will review the request for a major Specific Plan amendment and all submitted supporting material and develop a recommendation on the major amendment for

consideration by the Planning Commission and City Council. The Development Services Director or his/her designee may also request further clarification and submittal of additional supporting information, if necessary. The Chula Vista Planning Commission shall prepare a recommendation and findings on all applications for major Specific Plan amendments to the City Council. The consideration of any major amendment to the Specific Plan shall require that the following findings be made:

1. Changes have occurred in the community since the approval of the original Specific Plan which warrants approving the proposed amendment;
2. The proposed amendment is consistent with the implementing jurisdiction's general plan;
3. The proposed amendment will result in a benefit to the area within the Specific Plan;
4. The proposed amendment will not result in significant unmitigated impacts to adjacent properties; and
5. The proposed amendment will enable the delivery of services and public facilities to the population within the SPA.

6.8 Phasing

Implementation of the Nakano Project will require construction of new on- and off-site infrastructure, facilities, and improvements. All components of the Nakano Project will be constructed in one comprehensive phase, as detailed below:

Onsite:

- Up to 221 residential units (Comprised of detached condominiums, duplexes, multi-family dwelling units, and affordable housing units);
- Neighborhood paseos and pedestrian walkways;
- Three pocket parks;
- Common landscaping; and
- Private roadways and driveways.

Offsite:

- Private drive connection to Dennery Road;
- Drainage infrastructure;
- Remedial grading; and
- Utility relocations and connections.

6.9 Maintenance

Table 6-1, Maintenance Responsibilities, summarizes the anticipated long-term maintenance responsibilities for facilities within the NSP Area.

Table 6-1 Maintenance Responsibilities

Facility	Responsibility
Private Drives	Homeowners' Association
Common Open Space	Homeowners' Association
Common Landscape Areas (Including Parkways, Parks, Graded Slopes and Bioretention)	Homeowners' Association
Privately-Owned Park and Paseo Hardscapes and Amenities (including lighting and signage)	Homeowners' Association
Brush Management Zones	Private Property Owner/Homeowners' Association
Private Sewer Line	Homeowners' Association
On-Site Public Sewer Line	City of Chula Vista
Private Domestic Water and Fire Line	Homeowners' Association
Off-Site Public Water Line Connection	City of San Diego
Stormwater Facilities (within Private Drives)	Ocean View Hills Maintenance Assessment District
Pedestrian Scale Lighting (within Public ROW)	Homeowners' Association
Lighting in Common Areas Outside of Public ROW	Homeowners' Association
Private Utilities, such as Electric, Gas, Telephone, Cable Television and Internet Service	Respective individual private utility company
Landscaping and irrigation along Denney Road	Ocean View Hills Maintenance Assessment District

Appendix A: Implementation Transition Guide

A.1 Introduction

As discussed in Chapter 1, Introduction, of the Nakano Specific Plan, a Memorandum of Understanding (MOU) between the City of San Diego and the City of Chula Vista was approved on December 7, 2021. The MOU states that the Specific Plan shall be in accordance with the general plans and local ordinances of both Chula Vista and San Diego, as the Nakano Specific Plan (NSP) Area is intended to be annexed into San Diego. As such, the Nakano Specific Plan was written to comply with standards and code requirements of both the City Chula Vista and City of San Diego. Once the MSP Area is annexed to the City of San Diego, the Chula Vista Municipal Code regulations shall no longer apply and the City of San Diego Municipal Code regulations shall apply. This document is intended to guide the policy and implementation transition from the City of Chula Vista as the lead agency to City of San Diego.

A.1.1 City of San Diego Required Approvals

Annexation

The annexation of the NSP Area into City of San Diego will require an amendment to the sphere of influence boundary and resolutions ultimately approved by the San Diego Local Agency Formation Commission (LAFCO). This will result in the ultimate development of the Nakano Project within the City of San Diego. The annexation into the City of San Diego will

trigger the annexation of the NSP Area into the Ocean View Hills Maintenance Assessment District.

Community Plan Amendment

The Otay Mesa Community Plan works with the City of San Diego General Plan to provide location-based policies and recommendations, written to refine the General Plan's citywide policies, designate land uses and housing densities. As a result of the annexation, the Otay Mesa Community Plan will be amended to reflect addition of the NSP Area. This change will include a boundary adjustment and change to an equivalent City of San Diego land use designation.

Zoning Amendment

Prior to annexation, the NSP shall abide by the City of Chula Vista Zoning designation, R-3, as set forth in Chapter 3 of the NSP. The R-3 zone is intended to encourage an intensively developed residential environment, with appropriate environmental amenities. Once the NSP Area is annexed, zoning shall default to the City of San Diego zoning designation of RM-1-1. A City of San Diego Zoning Amendment shall occur to reflect this change.

A.2 City of San Diego Development Regulations

The City of San Diego Land Development Code (LDC) contains all regulations and standards for land use, zoning, subdivision, and building regulations to implement the policies of the General Plan and Community Plans. The sections of the LDC provide the procedures, reviews, zones, and general regulations for achieving the established goals and policies in each community.

A.2.1 Land Use and Zoning Designations

The density and intensity, building massing, architectural design, landscaping, storm water management, streetscaping, lighting, and other development characteristics for a given property can be determined by finding the Base Zone. Once annexed into the City of San Diego, the Land Use and Zoning Designations of the NSP Area will be consistent with the surrounding areas to the east and southeast.

As shown in Table A-1, City of San Diego Land Use and Zoning Designations, the entire NSP Area is designated as Residential – Low Medium in the Otay Mesa Community Plan. This land use designation is for single-family and multifamily housing with a density between 10 and 14 dwelling units per acre. The base zone designation for the NSP Area, upon annexation, is RM-1-1. This RM (Residential–Multiple Unit) Zone permits a lower density multiple dwelling unit with some characteristics of single dwelling units.

Table A-1, City of San Diego Land Use and Zoning Designations

	City of San Diego Designation	Specific Plan Maximum Density	Description
Land Use	Residential – Low Medium	10-14 dwelling unit per acre	This land use designation is intended for single family homes attached or detached on smaller lots. The following residential product types are allowed under this land use designation: duplexes, townhomes, and detached condo units.
Zoning	RM-1-1	1 dwelling unit for each ,000 square feet of lot area	This zone allows residential neighborhoods of varying degrees of density. The NSP intends to utilize this zoning designation for duplexes, townhomes, detached condo units, and recreational amenities subject to proper controls.

A.2.2 Use Regulations

Use regulations outline the uses permitted, conditionally permitted, and prohibited with the NSP Area. Refer to Table 3-2, Use Regulations, in Chapter 3 for the Specific Plan allowed uses in the NSP Area. Any uses not specifically listed in the table maybe be allowed by the City Staff if determined to be of the same general character of those listed.

A.2.3 Development Regulations

Table A-2, Specific Plan Development Regulations (see below), provides the standards for development in the NSP Area. These development regulations are derived from those stated in Table 3-3, Development Regulations. Where the standard regulations for the RM-1-1 zone in the City of San Diego differ from those provided in the Specific Plan for the NSP Area, they are explicitly listed in Table A-2. Development regulations not listed in the table will align with the City’s standards.

Table A-2 Specific Plan Development Regulations

Development Regulation	Metric
Maximum permitted density (sf per DU)	4,000 square feet (sf)
Min lot area (sf)	1,000
Floor Area Ratio ¹	1.50
Minimum front setback ²	10 feet
Minimum driveway length	15 feet
Maximum Building Height ³	30 feet
Off-Street Parking ⁴	
1 Bedroom	1.5 spaces
2 Bedrooms	2 spaces
3 Bedrooms	2 spaces
4 Bedrooms	3 spaces

¹ Floor Area Ratio (FAR) is a measure of the bulk of buildings on a lot or site. FAR is calculated by dividing the gross floor area of all buildings on a lot or site by the lot or site area. Gross floor area includes the total enclosed area of all floors of a building measured from the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, balconies, recreation rooms, and attics having a height of more than seven feet but excluding area used exclusively for vehicle parking or loading.

² A setback is the distance between the property line and the building. Setbacks are measured horizontally and perpendicular to the property line. Minimum setbacks ensure appropriate distances between buildings and the property line and ensure that the desired building line is maintained, e.g., along certain streets.

³ Maximum building heights are measured from finish grade to top of roof, not including parapets or other architectural features.

⁴ Bicycle parking is not required for a dwelling unit with a garage accessible only by residents of the dwelling unit. Bicycle racks shall be provided at pocket park locations to encourage multi-modal interconnectivity.

Common Area Parking ⁵	A rate of 15 percent of the total off-street parking spaces required.
Private Open Space (including private balconies and patios, front yards, back yards, and side yards) ⁶	
1 Bedroom	400 sf
2 Bedrooms	400 sf
3 Bedrooms	480 sf
4 Bedrooms	560 sf

⁵ For large developments. Generally in excess of 200 dwelling units, the number of common area parking may be decreased to no less than 15 percent of the total off-street parking spaces required.

⁶ A minimum dimension of 6 feet that is landscaped and/or developed for recreational and leisure use

A.3 Mobility

A.3.1 Vehicular Mobility

Access to the SPA is from a single private drive that connects to Denney Road as right-in/right-out movements due to an existing median. As seen in Exhibit 3-3, Mobility Network, the proposed roadways are private roads, which are categorized as Private Drives in the City of San Diego.

Private drives follow the functional classification of Private Street as defined in the City of San Diego Street Design Manual, Appendix A. Private Streets and Drives generally have low vehicular movement, low-to-heavy pedestrian movement, and low-to-moderate bicycle movement. These roadways are allowed in new developments where their use is logically consistent with the desired neighborhood characteristics. See Exhibit 3-4A and 3-4B of the Nakano Specific Plan for Private Drive cross-sections for consistency with the City of San Diego design regulations of the drives.

In addition to the Private Drives, a secondary emergency vehicle access shall be provided conforming to City of San Diego and state required standards for projects over 200 dwelling units.

A.4 Building Permit Review Processes

Any design changes shall be determined whether they are in substantial conformance to the Nakano Specific Plan, be considered a minor modification, or a Specific Plan Amendment.

A.4.1 Minor Modifications

Determining if the proposed changes are in fact minor modifications, is a part of Substantial Conformance Review (SCR) - Process 1 per Information Bulletin 500. SCRs require a review of the proposed project against the approved plans, exhibits, permit conditions, environmental documentation, applicable land-use policies and the public record for the prior permit. Staff will recommend approval if the project is within the parameters.

Once the Nakano Specific Plan is implemented in the City of San Diego, it may require minor modifications that will not result in a Specific Plan Amendment. These minor modifications are subject to review and approval by the Development Services Department. If City Staff determines the modifications are not in substantial conformance with the regulations and standards provided in the NSP, then the minor modification will be a Process Two per LDC Chapter 11, Article 2, Division 5 (Decision Process).

No formal Specific Plan Amendment will be necessary when proposed plans are deemed to be minor modifications. Minor modifications of the NSP or implementing Vesting Tentative Maps that would not require an amendment to this Specific Plan include the following:

- No significant change in the land use (permitted uses) from the approved.
- Decrease in overall Specific Plan density and intensity, as long as it remains consistent with the NSP Area's land use designation's minimum density and intensity in the adopted policies and plans.

- Minor changes to or deviations in the site design policies in the NSP, such as architectural details, fencing, lighting, driveways, relocating parking or another approved element.
- Final sizing and precise location of water, sewer, storm drainage and other infrastructure improvements with concurrence with the City Engineer.
- Modifications of a similar nature to those listed above, which the Director of the Development Services Department or his/her designee deems minor, which are in keeping with the intent of the Specific Plan, and which are in conformance with the vision of the Nakano Specific Plan as described in the Otay Mesa Community Plan.
- Any other proposed changes that are determined by the Director of the Development Services Department or his/her designee to comprise minor modifications.

A.4.2 Specific Plan Amendments

All substantial Specific Plan modifications that do not meet the criteria of a Minor Modifications as defined in Section A.3.1 shall require a formal Specific Plan Amendment. This Specific Plan was prepared in accordance to City of San Diego Land Development Code Section 122.0107.

Specific Plan Amendments are processed pursuant to Process Five, as established in Division 5, Article, Chapter 11. First, the City staff will review, then the Planning Commission will make a recommendation and findings on the Specific Plan Amendment application to the City Council. Final approval by City Council occurs following a public hearing and review.

Appendix B: Consistency Analysis

The Specific Plan implements the goals and policies of the Cities of Chula Vista and San Diego’s general plans to create a tailored set of policies, regulations, and design guidelines that will apply to the context and vision for the Nakano Project. Appendix B provides thorough responses demonstrating how the Specific Plan is consistent with the objectives and policies of both general plans and the Otay Mesa Community Plan.

B-1 Chula Vista 2005 General Plan Consistency Analysis Report

The City of Chula Vista General Plan identifies the NSP Area as within the East Planning Area, where development is designed to support regional transit service, provide neighborhood and regional commercial areas, and offer a variety of housing opportunities. The Specific Plan Land Use designation is Specific Plan - Residential Medium, which establishes development regulations consistent with the Chula Vista General Plan land use designation, Residential Medium. The following table discusses in further detail how the land use and design criteria of the Nakano project will meet the City’s General Plan objectives and policies.

GP Objective/ Policy #	Objective/Policy Text	Specific Plan Consistency Comments/Response
GENERAL PLAN ELEMENT – LAND USE		
Theme 1	Strong Community Character and Image	The NSP area is surrounded by residential developments within the Ocean View Hills community, which is comprised of a variety of residential and recreational uses. The Nakano Project will enhance the interface of the community by contributing additional recreational amenities and housing units that mesh with its surrounding community.
Theme 2	Healthy and Sustainable Economy	The Nakano Project will accommodate expansion of the local economy by providing workforce housing options and improvement of local facilities through develop fees and infrastructure improvements. Implementation of the Specific Plan represents economic investment in the area which attracts new businesses to enhance the region’s economic vitality.

Theme 3	Strong and Safe Neighborhoods	The Nakano Project will create new housing units that mesh with the surrounding Ocean View Hill community. The Nakano Project will include a mobility network that provides sidewalks on all Private Drives and includes paseos to offer safe fluidity throughout the NSP area. The Nakano Project plans for multiple parks that will receive routine maintenance and upkeep which will contribute to the strength and safety of the overall neighborhood.
Theme 4	Improved Mobility	The Nakano Project includes new street connections, sidewalks, paseos, trail connections, and bicycle facilities that will serve residents and visitors. These mobility improvements will tie into the existing local and regional mobility network.
Theme 5	Healthy and Sustainable Environment	Implementation of the Specific Plan will include protective measures to ensure there are no adverse effect on the adjacent sensitive habitat in the ORVP. Implementation of the Specific Plan will also address stormwater management, transitional vegetation for protection of nearby habitat areas, as well as biofiltration basins for groundwater infiltration. These proactive measures will contribute to a healthy and sustainable environment.
Theme 6	High Quality Community Services	The Nakano Project will contribute to development impact funds that are paid at the time of building permit approval. As such, upon annexation of the NSP area, development impact fees shall be paid to the City of San Diego that ensure community services and infrastructure meet the needs of the development project.
Theme 7	Effective Growth Management and Plan Implementation	The Nakano Project provides a range of housing opportunities in a compact, efficient manner that is still compatible with the surrounding land uses. The residential development is directed towards the existing residential community along Ocean View Hills Road which eliminates the need for constructing entirely new infrastructure to support the development.
Theme 8	Shaping the Future Through the Present and Past	The Nakano Project includes landscaping elements that represent and recognize the agricultural history of the site, to respect and acknowledge the former agricultural heritage in this area. The Specific Plan addresses compatible land uses to existing and future uses, including the OVRP and neighboring residential developments.
Objective – LUT 1	Provide a balance of residential and non-residential development throughout the City that achieves a vibrant development pattern, enhances the character of the City, and meets the present and future needs of all residents and businesses.	The Nakano Project assists the City achieve residential development in proximity to non-residential uses such as healthcare and commercial uses. The Nakano Project enhances the character of the City by contributing additional recreational amenities and housing units to help meet the present and future needs of the City.

LUT 1.1	Ensure that land uses develop in accordance with the Land Use Diagram and Zoning Code in an effort to attain land use compatibility.	While the Nakano Project includes amending the existing City of Chula Vista zoning from Agriculture (A-8) to Specific Plan Residential Medium (SP-RM), the Nakano Project is fully compatible with the surrounding land uses. The SPA is surrounded by residential development to the east, medical offices to the south, Interstate 805 to the west and open space to the north. The residential development to the east is similar in density and scale. As such, the Specific Plan’s land use and zoning attain land use compatibility.
LUT 1.2	Coordinate planning and redevelopment activities and resources to balance land uses, amenities, and civic facilities in order to sustain or improve the quality of life.	The Nakano Project assists the City and the greater San Diego region attain additional recreational amenities and housing units to help meet the present and future housing needs. Project amenities include pocket parks, trail access to the Otay Valley Regional Park (OVRP), and internal landscaped pathways, or paseos. The Nakano Project contributes to civic facilities through payment of Development Impact Fees (DIFs) that go towards community planned improvements, such as schools, parks and transit facilities. The City shall continue to consider cumulative projects in the region to coordinate development activities and balance land uses, amenities and civic facilities.
LUT 1.4	Seek to achieve an improved balance between jobs and housing in Chula Vista.	SANDAG projects Otay Mesa’s employment to increase from 8,000 in 2000 to 42,000 in 2030. ¹ Employment uses are adjacent to the SPA, including the medical offices south of the SPA that contribute to the jobs-housing balance in Otay Mesa. The Otay Mesa Community Plan designates the medical and commercial centers south of the SPA as “Regional Commercial” that support the border-related activities which yield a thriving commercial corridor that serves visitors and business of north side of the border. ¹ The Nakano Project assists the City attain additional housing units that help meet the present and future jobs-housing balance.
LUT 1.5	Endeavor to create a mixture of employment opportunities for citizens’ at all economic levels.	See analysis for Policy LUT 1.4. The Nakano Project provides housing options at varying sizes and price points which may be attainable for citizens at various economic levels, diversifying the workforce and in turn the economic base of the region.
LUT 1.6	Attract and maintain land uses that generate revenue for the City of Chula Vista, while maintaining a balance of other community needs, such as housing, jobs, open space, and public facilities.	The Nakano Project provides housing units that help the City meet their present and future housing needs and allow the City to attract and maintain revenue-generating land uses and jobs. The Nakano Project offers trail access to open space via the OVRP, as well as pocket parks and an overlook area over the OVRP. The applicant for the Nakano Project will provide appropriate DIFs for its fair share of public facilities and services.

¹ City of San Diego. Otay Mesa Community Plan Update. March 2014. https://www.sandiego.gov/sites/default/files/otay_mesa_cmmtty_plan_update_final-central_village_cpa.pdf.

LUT 1.7	Provide high-quality public facilities, services, and other amenities within close proximity to residents.	The Nakano Project provides high-quality recreational amenities within the SPA, in proximity to its residents as well as the surrounding residents. The applicant for the Nakano Project will provide appropriate DIFs for its fair share of public facilities and services.
LUT 1.8	Pursue higher density residential categories and retail demand that are not being met within the City.	The Nakano Project provides housing options at varying densities and price points, which assists the City in meeting present and future housing needs across a range of housing categories. The Nakano Specific Plan land use designation of Specific Plan – Residential Medium allows for 6.1-11 dwelling units per acre, which is consistent with the surrounding residential neighborhoods to the west and southwest. The Nakano Project proposes an average of 10.8 dwelling units per acre.
LUT 1.9	Provide opportunities for development of housing that respond to diverse community needs in terms of density, size, location, and cost.	The Nakano Project provides housing options at varying densities, sizes and prices points which may be attainable for citizens at various economic levels.
LUT 1.10	Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs, consistent with the objective of maintaining a balance of land uses.	The Nakano Project provides housing options at varying densities, which assists the City in meeting present and future housing needs.
LUT 1.12	Encourage regional-serving, high-volume retail or other uses to locate near freeway access to minimize traffic on City streets.	The Nakano Project does not include retail uses.
LUT 1.13	Maintain neighborhood and community shopping centers of sizes and at locations that offer both choice and convenience for shoppers and residents, while sustaining a strong retail base for the City.	The Nakano Project does not include commercial uses such as neighborhood and community shopping centers.
LUT 1.15	Allow office uses that are associated with complementary commercial service businesses in commercial service areas.	The Nakano Project does not include office uses.
LUT 1.17	Encourage the development of cultural and performing arts nodes in different areas throughout the City, each with a specific non-competing focus, such as viewing performances or works of art, and learning about, creating, or purchasing art.	The Nakano Project does not include commercial uses such as cultural and performing arts.

Objective – LUT 3	Direct the urban design and form of new development and redevelopment in a manner that blends with and enhances Chula Vista’s character and qualities, both physical and social.	The SPA is surrounded by residential developments within the Ocean View Hills community, which is comprised of a variety of residential and recreational uses. The Nakano Project will enhance the interface of the community by contributing additional recreational amenities and housing units that are similar to and thus blend with the character of the surrounding community.
LUT 3.1	Adopt urban design guidelines and/or other development regulations for all Districts or Focused Areas of Change as presented in Sections LUT 8.0 - 10.0 of the Land Use and Transportation Element, as necessary, to ensure that new development or redevelopment recognizes and enhances the character and identity of adjacent areas, consistent with this General Plan’s Vision.	The Specific Plan includes design guidelines, included as Chapter 4, to ensure that new development recognizes enhances the character and identity of adjacent areas. The Nakano Project will enhance the character and identity of the surrounding community by contributing additional recreational amenities and housing units and implementing high-quality design.
LUT 3.2	Any such urban design guidelines and/or other development regulations shall be consistent with other, related policies and provisions in this General Plan, including Sections 7.3 through 7.6.	The Specific Plan includes policies, standards, and procedures to maintain the integrity of the surrounding residential neighborhoods. The broader Ocean View Hills community contains residential developments of similar size, scale, and architectural styles. The Specific Plan includes minimum setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions. The design guidelines are crafted to ensure new development recognizes and enhances the interface of the community by contributing additional recreational amenities and housing units that mesh with its surrounding community.
Objective – LUT 5	Designate opportunities for mixed use areas with higher density housing that is near shopping, jobs, and transit in appropriate locations throughout the City.	The Nakano Project does not include mixed use areas. The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses.
LUT 5.1	Promote mixed use development, where appropriate, to ensure a pedestrian-friendly environment that has opportunities for housing; jobs; childcare; shopping; entertainment; parks; and recreation in close proximity to one another.	The Nakano Project does not include mixed use areas. The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses.
LUT 5.2	Encourage new development that is organized around compact, walkable, mixed use neighborhoods and districts in order to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.	The Nakano Project does not include mixed use areas. The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses.

LUT 5.3	Authorize and encourage mixed use development in focus areas, including high-density residential housing, neighborhood-serving commercial, and office uses.	The Nakano Project does not include mixed use areas. The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses.
LUT 5.4	Develop the following areas as mixed use centers: Urban Core; Palomar Trolley Station; EUC; and Otay Ranch Village Cores and Town Centers.	The Nakano Project does not include mixed use areas. The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses.
LUT 5.7	Encourage new ownership or rental housing in mixed use designations and near major transit services, where compatible with adjacent neighborhoods. Mixed use housing should minimize impacts on designated single-family neighborhoods.	The Nakano Project does not include mixed use areas. The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses.
LUT 5.8	Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations.	The Nakano Project does not include retail and commercial services.
LUT 5.9	Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed use areas.	The Nakano Project includes roadways with sidewalks, paseos, and trail connections to promote an inviting pedestrian-friendly street environment.
LUT 5.11	Endeavor to reduce the number of peak hour automobile trips by supporting increased services near workplaces.	The Nakano Project includes residential uses in proximity to workplaces such as medical and commercial uses.
LUT 5.12	Minimize local and regional traffic by concentrating higher density employment near major transit services.	The SPA is within a 1/2 mile walking distance to four MTS bus stops, thus facilitating transit usership. Two are on Palm Avenue and two are on Denney Road. Therefore, the Nakano Project increases housing in proximity to the transit and provides mobility recommendations to improve pedestrian connectivity.
LUT 5.13	Higher density residential and mixed use residential/commercial development should be designed to: create a pleasant walking environment to encourage pedestrian activity; maximize transit usage; provide opportunities for residents to conduct routine errands close to their residence; integrate with surrounding uses to become a part of the neighborhood rather than an isolated project; use architectural elements or themes from the surrounding neighborhood; and provide appropriate transition between	The Nakano Project includes new street connections, sidewalks, paseos, trail connections, and bicycle facilities that will serve residents and visitors. These mobility improvements tie into the existing local and regional mobility network. There are four bus stops within a 1/2 mile (as the crow flies) of the Nakano Project driveway, thus facilitating transit usership. The SPA is located in proximity to regional commercial uses just south of the SPA which offer uses for routine errands. The Specific Plan design guidelines are crafted to ensure new development recognizes meshes with its surrounding community.

	land use designations to minimize neighbor compatibility conflicts	
Objective- LUT 6	Ensure adjacent land uses are compatible with one another.	The SPA is surrounded by residential developments within the Ocean View Hills community, which is comprised of a variety of residential and recreational uses. The design guidelines in the Specific Plan recognize and enhance the interface of the community by contributing additional recreational amenities and housing units that blend with its surrounding community.
LUT 6.1	Ensure, through adherence to design guidelines and zoning standards, that the design review process guarantees excellence in design and that new construction and alterations to existing buildings are compatible with the best character elements of the area.	The Nakano Project shall be processed through the City’s design review process to ensure compliance with design standards and guidelines.
LUT 6.2	Require that proposed development plans and projects consider and minimize project impacts upon surrounding neighborhoods.	The Nakano Project will be CEQA compliant so will therefore fully consider and mitigate for any project impacts upon surrounding neighborhoods.
LUT 6.3	Require that the design of new residential, commercial, or public developments is sensitive to the character of existing neighborhoods through consideration of access, compatible building design and massing, and building height transitions, while maintaining the goals and values set forth in the General Plan. Within transit focus areas, design provisions should include requirements for a minimum building step back of 15 feet for every 35 feet in height, for edges abutting residential uses.	The Specific Plan includes policies, standards, and procedures to maintain the integrity of the surrounding residential neighborhoods. The broader Ocean View Hills community contains residential development of similar size, scale, and architectural styles. The Specific Plan includes minimum setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions. The design guidelines are crafted to ensure new development recognizes and enhances the interface of the community by contributing additional recreational amenities and housing units that mesh with its surrounding community.
LUT 6.5	Require, through sensitive and attractive design, that neighborhood retail centers and commercial service buildings are compatible with the surrounding neighborhood.	The Nakano Project does not include neighborhood retail and commercial services.
LUT 6.6	Establish design guidelines and development standards for commercial and mixed use development that respect and complement the character of surrounding neighborhoods and uses.	The Nakano Project does not include commercial or mixed use development.

LUT 6.7	Require that outdoor storage areas or salvage yards be screened from any public right-of-way.	The Specific Plan includes development standards that require all stored items be completely screened by solid fences, walls, buildings, or landscape features, or by a combination of screening elements.
LUT 6.8	Require that any land use that handles, generates and/or transports hazardous substances, will not negatively impact existing or future sensitive receptors/land uses, as defined by state and federal regulations.	The Nakano Project will be CEQA compliant which considers project impacts of transporting hazardous substances. The Nakano Project shall comply with state and federal regulations related to transporting hazardous substances.
LUT 6.10	Coordinate and work closely with the City of San Diego, National City, and San Diego County in the Otay Valley Regional Park and Sweetwater/Bonita areas to participate in the development review processes of projects proposed in these areas. Work to ensure that such development takes applicable City of Chula Vista standards into consideration, as appropriate.	Responsible agencies that have a particular interest in the Nakano Project have been engaged in the development review process.
Objective- LUT 7	Appropriate transitions should be provided between land uses.	The Specific Plan includes minimum setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions.
LUT 7.1	Protect adjacent, stable residential neighborhoods by establishing guidelines that reduce the potential impacts of higher intensity mixed use, commercial, and urban residential developments (i.e. transitional areas).	The Specific Plan includes policies, standards, and procedures to maintain the integrity of the surrounding residential neighborhoods. The broader Ocean View Hills community contains residential development of similar size, scale, and architectural styles. The Specific Plan includes minimum setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions. The design guidelines are crafted to ensure new development recognizes and enhances the interface of the community by contributing additional recreational amenities and housing units that mesh with its surrounding community. The Nakano Project is held to CEQA compliance which evaluates Project impacts on the environment.
LUT 7.2	Require new or expanded uses to provide mitigation or buffers between existing uses where significant adverse impacts could occur.	The Specific Plan includes minimum setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions. The Nakano Project will be subject to applicable city brush management requirements that ensure appropriate buffering from the adjacent open space
LUT 7.3	Require that commercial and industrial development adjacent to residential or, educational uses be adequately screened and buffered to minimize noise, light, glare, and any other adverse impacts upon these uses.	The Nakano Project does not include commercial or industrial development.

LUT 7.4	Require landscape and/or open space buffers to maintain a naturalized or softer edge for proposed private development directly adjacent to natural and public open space areas.	The Nakano Project includes brush management zones that requires landscape and open space buffer that maintain a naturalized or softer edge to the residential development.
Objective – LUT 8	Strengthen and sustain Chula Vista’s image as a unique place by maintaining, enhancing, and creating physical features that distinguish Chula Vista’s neighborhoods, communities, and public spaces, and enhance its image as a pedestrian-oriented and livable community.	The Nakano Project enhances Chula Vista’s image by creating a distinguished neighborhood that emphasizes recreational and pedestrian amenities.
LUT 8.1	Develop a program to enhance the identity of special districts and neighborhoods to create variety and interest in the built environment, including such items as signage, monuments, landscaping, and street improvements.	The Nakano Project includes distinct placemaking through monument signage and comprehensive landscaping.
LUT 8.2	Emphasize certain land uses and activities, such as cultural arts; entertainment; specialty retail; or commercial recreation, to enhance or create the identity of specialized districts or Focus Areas in the City.	The Nakano Project does not include activity-oriented commercial uses. The Nakano Project does include recreational amenities such as pocket parks and trail access which enhance the identity of the community.
LUT 8.3	Ensure that buildings are appropriate to their context and designed to be compatible with surrounding uses and enhance the desired character of their District.	The design guidelines in the Specific Plan recognize and enhance the interface of the community by contributing additional recreational amenities and housing units that mesh with its surrounding community. The broader Ocean View Hills community contains residential development of similar size, scale, and architectural styles.
LUT 8.4	Encourage and require, where feasible, the incorporation of publicly accessible urban open spaces, including: parks; courtyards; water features; gardens; passageways; paseos; and plazas, into public improvements and private projects.	The Nakano Project does include recreational amenities such as pocket parks, paseos, and trail access which enhance the identity of the community.
LUT 8.5	Prepare urban design guidelines that help to create pedestrian-oriented development by providing: Varied and articulated building facades; Visual (first floor clear glass windows) and physical access for pedestrians; Pedestrian circulation among parcels; uses; transit stops; and public or publicly accessible spaces; Human scale design elements;	The Specific Plan includes design guidelines that include varied and articulated building facades; visual and physical access for pedestrians; pedestrian circulation via sidewalks, paseos, trails, and private drives; human scale design elements; street-engaging facades via walkways and visible front entries, and alley-loaded products.

	Ground floor residential and commercial entries that face and engage the street; and Pedestrian-oriented streetscape amenities.	
LUT 8.6	Develop a master plan for artwork in public places that would identify the types of art desired and establish appropriate settings for the display of art, including within public rights-of-way and landscape medians.	The Nakano Project includes monument signage, comprehensive landscaping along roadways and paseos.
LUT 8.7	Ensure that vacant parcels and parcels with unsightly storage uses, such as auto salvage yards, are appropriately screened from the street to reduce their negative visual effects.	The Specific Plan includes development standards requiring outdoor storage not to exceed 400 square feet in an area or 12 feet in height and must be screened.
Objective – LUT 10	Create attractive street environments that complement private and public properties, create attractive public rights-of-way, and provide visual interest for residents and visitors.	The Specific Plan includes design guidelines intended to create attractive development that compliments surrounding developments and provides visual interest for residents and visitors. The design guidelines provide guidance on building massing, materials and colors, architectural styles and product design.
LUT 10.2	Landscape designs and standards shall include a coordinated street furniture palette, including waste containers and benches, to be implemented throughout the community at appropriate locations.	The Specific Plan includes design guidelines on street furniture that shall be implemented throughout the SPA.
LUT 10.3	Provide well-designed, comfortable bus stops throughout the City.	There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennery Road. As stated in the Nakano Local Mobility Analysis, the bus stop on the north side of Palm Avenue includes a combined bench with open air shelter. The bus stop on the south side of Palm Avenue includes has a bench. The bus stop on the east side of Dennery Road has a bench. The bus stop on the west side of Dennery Road includes a combined bench with open air shelter. The bus stops are in good condition.
LUT 10.4	Prior to the approval of projects that include walls that back onto roadways, the city shall require that the design achieves a uniform appearance from the street. The walls shall be uniform in height, use of materials, and color, but also incorporate elements, such as pilasters, that add visual interest.	The Nakano Project may include block walls along street side units. The design of such walls and the design standards for walls would conform to applicable city code in terms of height, materials and color. The design review process of the Nakano Project would ensure compliance with applicable design standards.

LUT 10.5	Require under grounding of utilities on private property and develop a priority based program of utility under grounding along public rights-of-way.	Utilities for the Nakano Project shall be undergrounded.
LUT 10.6	Study the locational requirements of utility, traffic control, and other cabinets and hardware located in the public rights-of-way to determine alternative locations for these items in less obtrusive areas of the street environment.	The Nakano Project does not include utility hardware in above-ground public rights-of-way, in compliance with city standards.
LUT 10.7	Work with utility providers to coordinate the design of utility facilities (e.g., substations, pump stations, switching buildings, etc.) to ensure that the facilities fit within the context of their surroundings and do not cause negative visual impacts.	The Nakano Project provides utility services to the new development. Utility providers shall be engaged throughout the development review process through implementation.
Objective – LUT 11	Ensure that buildings and related site improvements for public and private development are well-designed and compatible with surrounding properties and districts.	The Specific Plan includes design guidelines intended to create attractive development that compliments surrounding developments and provides visual interest for residents and visitors. The design guidelines are crafted to ensure new development recognizes the broader Ocean View Hills community through similar use of building massing, materials and colors, architectural styles and product designs that mesh the surrounding community.
LUT 11.1	Promote development that creates and enhances positive spatial attributes of major public streets, open spaces, cityscape, mountain and bay sight lines, and important gateways into the City.	The Nakano Project enhances positive spatial attributes through widespread and intentional landscaping along public streets, paseos, and pocket parks; provides a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP.
LUT 11.2	Promote and place a high priority on quality architecture, landscape, and site design to enhance the image of Chula Vista, and create a vital and attractive environment for businesses, residents, and visitors.	The Specific Plan includes development standards and design guidelines intended to create attractive development that compliments surrounding developments and provides visual interest for residents and visitors. The Specific Plan standards and guidelines inform future development and design elements such as architecture, landscape and site design.
LUT 11.4	Actively promote architectural and design excellence in buildings, open space, and urban design.	The Specific Plan includes development standards and design guidelines intended to create attractive development that compliments surrounding developments and provides visual interest for residents and visitors. The Specific Plan standards and guidelines inform future development and design elements such as structure architecture, recreation and open space landscaping, site design, and streetscape design.
LUT 11.5	Require a design review process for all public and private discretionary projects (which includes architectural, site plan, landscape and signage design) to review and evaluate projects	The Nakano Project will comply with the City’s Design Review Process.

	prior to issuance of building permits to determine their compliance with the objectives and specific requirements of the City's Design Manual, General Plan, and appropriate zone or Area Development Plans.	
Objective – LUT 12	Protect Chula Vista’s important historic resources.	The SPA does not contain any historic resources. Therefore, this policy is not applicable.
Objective – LUT 14	Coordinate with appropriate regional and local agencies to create an effective regional transportation network that links Chula Vista to the surrounding region and Mexico.	The Nakano Project provides a series of private drives, bicycle facilities, sidewalks and trails that tie into the existing regional transportation network.
LUT 14.1	Support the study, design, expansion, and construction of a regional freeway system that will have the capacity to carry forecasted regional traffic demand in and through the City of Chula Vista.	The Nakano Project does not include expansion or construction of a regional freeway system. The Nakano Project is obligated to pay its fair share towards community planned classification improvements.
LUT 14.2	Support planning for regional freeways and state highways to allow mitigation of anticipated impacts from external trips on the Chula Vista circulation system.	The Nakano Project does not include expansion or construction of a regional freeway system.
LUT 14.3	Plan for high capacity regional freeway and Transit First facilities to adequately serve the regional travel demand resulting from the land uses associated with adjacent areas.	The Nakano Project does not include expansion or construction of any regional freeway or Transit First facilities.
LUT 14.4	Focus regional traffic corridors traversing the General Plan area to I-5, I-805, SR- 54, and SR-125. Major east-west roads should be used to effectively distribute traffic to the freeways and toll ways.	The SPA is located directly east of I-805. The SPA is provided access to I-805 via the major east-west corridor, Palm Avenue.
LUT 14.5	Continue to actively participate in regional organizations and processes to ensure the integration of Chula Vista circulation system facilities with circulation systems planned for by other agencies.	This policy is not relevant to the Nakano Project.
LUT 14.6	Define and evaluate quality of life standards for transportation, and establish an implementation plan for financing needed facilities.	This policy is not relevant to the Nakano Project.
LUT 14.7	Coordinate with regional agencies to ensure adequate transportation links with regional population, employment and activity centers.	The Nakano Project provides a series of private drives, bicycle facilities, sidewalks and trails that tie into the existing regional transportation network.

LUT 14.8	In order to provide direct access to the University/RTP, Village 9 Town Center, and to provide regional transit service across the Otay Valley, support the construction of the Rock Mountain and Otay Valley Road interchanges with SR-125, as warranted in accordance with the City of Chula Vista Toll Road Agreement with San Diego Expressway Limited Partnership and Agreement Affecting Real Property, as amended.	This policy is not relevant to the Nakano Project.
Objective – LUT 16	Integrate land use and transportation planning and related facilities.	The Nakano Project contributes additional recreational amenities and housing units that mesh with its surrounding community. The Nakano Project is organized by new street connections, sidewalks, paseos, trail connections, and bicycle facilities that will serve residents and visitors. These mobility improvements will tie into the existing local and regional mobility network.
LUT 16.1	Promote the development of well-planned communities that will tend to be self-supportive and, thus, reduce the length of vehicular trips, reduce dependency on the automobile, and encourage the use of other modes of travel.	The Nakano Project is organized by new street connections, sidewalks, paseos, trail connections, and bicycle facilities that will serve residents and visitors. These mobility improvements will tie into the existing local and regional mobility network.
LUT 16.2	Ensure that new development and community activity centers have adequate transportation and pedestrian facilities.	The Nakano Project is organized by new street connections, sidewalks, paseos, trail connections, and bicycle facilities that will serve residents and visitors. These mobility improvements will tie into the existing local and regional mobility network.
LUT 16.3	Provide direct and convenient access to public transit stops within residential, commercial, and industrial areas.	There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennery Road
LUT 16.4	Develop plans, policies, and standards for enhancing interchanges and bridge crossings along (or over/under) the I-5, I-805, SR-54, and SR-125 corridors to support transit, vehicular, non-motorized, and pedestrian connections.	This policy is not relevant to the Nakano Project.
Objective – LUT 17	Plan and coordinate development to be compatible and supportive of planned transit.	There are currently no planned transit improvements along Dennery Road or Palm Avenue. The Nakano Project is obligated to pay its fair share towards community planned classification improvements.
LUT 17.1	Designate sufficient land at appropriate densities to support planned transit and require that development be transit-oriented, as appropriate to its proximity to transit facilities.	The Nakano Specific Plan land use designation of Specific Plan – Residential Medium allows for 6.1-11 dwelling units per acre, which is consistent with the surrounding residential neighborhoods to the west and southwest. The Nakano Project proposes an average of 10.8 dwelling units per acre. There are four bus stops within a ½ mile (as the

		crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennerly Road.
LUT 17.2	Direct higher intensity and mixed use developments to areas within walking distance of transit, including San Diego Trolley stations along E, H, and Palomar Streets, and new stations along future transit lines, including BRT.	The Nakano Specific Plan land use designation of Specific Plan – Residential Medium allows for 6.1-11 dwelling units per acre, which is consistent with the surrounding residential neighborhoods to the west and southwest. There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennerly Road, thus facilitating transit usership.
LUT 17.3	Establish new town centers in the East Planning Area to be transit-oriented and include a transit stop or station.	The Nakano Project does not include a new town center.
LUT 17.4	Require developers to consult and coordinate with SANDAG and the City to ensure that development is compatible with and supports the planned implementation of public transit.	SANDAG and the City were consulted for the Vehicle Miles Traveled Analysis and Local Mobility Analysis Report, in which the responsible agencies ensure the development is compatible with any planned implementation of public transit.
Objective – LUT 18	Reduce traffic demand through Transportation Demand Management (TDM) strategies, increased use of transit, bicycles, walking, and other trip reduction measures.	The Nakano Project is accompanied by a Transportation Demand Management (TDM) plan which includes recommended elements as Project conditions of approval, including: providing information about the SANDAG’s iCommute program; encouraging carpooling; and encouraging bike and transit usage.
LUT 18.1	Support and encourage the use of public transit.	The Nakano Project is accompanied by a TDM plan which includes recommended elements as Project conditions of approval, including: provide information about the SANDAG’s iCommute program; encourage carpooling; and encourage bike and transit usage.
LUT 18.2	Provide an efficient and effective paratransit service for elderly and handicapped persons unable to use conventional transit service.	The Nakano Project is accompanied by a TDM plan which includes recommended elements as Project conditions of approval, including: providing information about the SANDAG’s iCommute program; encouraging carpooling; and encouraging bike and transit usage.
LUT 18.3	Provide and enhance all feasible alternatives to the automobile, such as bicycling and walking, and encourage public transit ridership on existing and future transit routes.	In addition to the TDM plan which encourages transit usage, the Nakano Project includes mobility improvements such as sidewalks, paseos, and bicycle facilities to encourage alternatives to the automobile.
LUT 18.4	Use master planning techniques in new development and redevelopment projects to enable effective use of public transit.	There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennerly Road, thus facilitating transit usership. The Nakano Project is also accompanied by a TDM plan which includes measures to encourage use of public transit. The private drives shall not be considered for public transit.

LUT 18.5	Implement TDM strategies, such as carpooling, vanpooling, and flexible work hours that encourage alternatives to driving alone during peak periods.	The Nakano Project provides does not provide commercial employment opportunities and therefore does not control work hours. The Nakano Project TDM plan includes recommended elements as Project conditions of approval, including: providing information about the SANDAG's iCommute program; encouraging carpooling; and encouraging bike and transit usage.
LUT 18.6	Encourage employer-based TDM strategies, such as: employee transportation allowances; preferential parking for rideshare vehicles; workplace-based carpool programs; and shuttle services.	The Nakano Project provides does not provide commercial employment opportunities and therefore does not control employee transportation allowances or similar employee benefits. The Nakano Project TDM plan includes recommended elements as Project conditions of approval, including: providing information about the SANDAG's iCommute program; encouraging carpooling; and encouraging bike and transit usage.
LUT 18.7	Support the location of private "telework" centers.	The Specific Plan designates the SPA as Specific Plan – Residential Medium, which conditionally allows home occupations within the SPA.
LUT 18.8	Encourage establishment of park-and-ride facilities near or at transit stations, as appropriate to the area's character and surrounding land uses.	There is a park-and-ride facility at the Palm Avenue Trolley Station located approximately three miles west of the SPA. The Nakano Project is obligated to pay DIFs towards community planned improvements, such as transit facilities.
Objective – LUT 20	Make transit-friendly roads a top consideration in land use and development design.	The Nakano Project includes a series of private drives to adequately facilitate internal vehicular travel. The private drives shall not be considered for public transit.
LUT 20.1	Incorporate transit-friendly and pedestrian-friendly elements into roadway design standards, such as signal priority for transit and adequate sidewalk widths for pedestrians.	The Nakano Project includes a series of private drives to adequately facilitate internal vehicular travel. The private drives shall not be considered for public transit. It also provides sidewalks and paseos along select private drives to facility internal pedestrian usage.
Objective – LUT 23	Promote the use of non-polluting and renewable alternatives for mobility through a system of bicycle and pedestrian paths and trails that are safe, attractive and convenient forms of transportation.	In addition to the TDM plan which encourages transit usage, the Nakano Project includes mobility improvements such as sidewalks, paseos, trail access points, and bicycle facilities to encourage alternatives to the automobile.
LUT 23.1	Encourage the use of bicycles and walking as alternatives to driving	The Nakano Project includes mobility improvements such as sidewalks, paseos, trail access points, and bicycle facilities to encourage alternatives to the automobile.
LUT 23.2	Foster the development of a system of inter-connecting bicycle routes throughout the City and region.	The Nakano Project includes four-foot bike paths along the entrance driveway that acts as the primary roadway of the development. The private drives leading east and west from the primary roadway will include bicycle sharrows.

LUT 23.3	Preserve, restore, or provide the opportunity for a cyclist to ride a bicycle to virtually any chosen destination, in order to make the bicycle a viable transportation alternative.	The Nakano Project includes four-foot bike paths along the entrance driveway that acts as the primary roadway of the development. The private drives leading east and west from the primary roadway will include bicycle sharrows.
LUT 23.4	Link major residential areas with principal trip destinations, such as schools; parks; community centers; and shopping centers.	The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses.
LUT 23.5	Provide linkages between bicycle facilities that utilize circulation element alignments and open space corridors.	The Nakano Project includes new street connections, sidewalks, paseos, trail connections, and bicycle facilities that will serve residents and visitors. These mobility improvements will tie into the existing local and regional mobility network, providing linkages to open space corridors including the OVRP.
LUT 23.6	In addition to using open space corridors, off-street bicycle trails should use flood control and utility easements. The trails shall be designed to minimize interaction with automobile cross traffic.	The Nakano Project does not use flood control or utility easement for bicycle trails. However, there are bicycle facilities including a separated Class I Bike Path along Private Drive A which buffers bicycles from automobile traffic and links to the Class II bike lane along Dennerly Road.
LUT 23.7	Provide bicycle support facilities at all major bicycle usage locations.	The Nakano Project provides bicycle facilities including a separated Class I Bike Path along Private Drive A, which is the main Drive running through the project. The separated Bike Path buffers bicycles from automobile traffic and links to the Class II bike lane along Dennerly Road.
LUT 23.10	Promote the system of trails envisioned within the Chula Vista Greenbelt.	The Nakano Project provides trail access to the existing OVRP trail system that is adjacent to the SPA. This will promote the OVRP trail system in place.
LUT 23.11	Implement recommendations of the City's Bikeway Master Plan and Greenbelt Master Plan.	The 2020 Chula Vista Active Transportation Plan ² (ATP) is an update to the 2011 Bikeway Master Plan. The ATP shows a proposed multi-use path through the OVRP, through the SPA, and connecting with Dennerly Road. The implementation of the proposed multi-use path would need to tie into the Nakano Project, for example it could connect to the Nakano Project's bike path along the main private drive through the center of the SPA. The Nakano Project provides trail access to the existing OVRP trail system that is adjacent to the SPA, in alignment with the City's Greenbelt Master Plan.
LUT 23.12	Provide opportunities for use of personal mobility devices.	The Nakano Project includes 4-foot sidewalks and paseos that could accommodate personal mobility devices, where appropriate.

² City of Chula Vista. Active Transportation Plan. May 12, 2020. <https://www.chulavistaca.gov/home/showpublisheddocument/20838/637346375732130000>.

LUT 23.13	New overpasses and interchanges should be designed to accommodate bicycles and pedestrians.	The Nakano Project does not provide new overpasses or interchanges. Bicycle and pedestrian facilities will link into existing facilities on Dennergy Road.
LUT 23.14	Require new development projects to provide internal bikeway systems with connections to the citywide bicycle networks.	The Nakano Project provides bicycle facilities including a separated Class I Bike Path along Private Drive A, which is the main Drive running through the project. The separated Bike Path buffers bicycles from automobile traffic and links to the Class II bike lane along Dennergy Road.
Objective – LUT 30	Use parking management to better utilize parking facilities and implement policies to reduce parking demand before considering public expenditures for additional parking facilities.	The Nakano Project is a residential project. Parking will be provided within each unit’s garage and driveway, with the exception of a percentage of parking being common area parking. There will be no public funding required for additional parking facilities.
LUT 30.1	Consider limiting parking in appropriate areas to discourage single-occupant vehicle commuting and to reinforce non-auto travel modes, but not so limiting as to adversely affect the viability and vitality of the area.	The Nakano Project is a residential project. Parking will be provided within each unit’s garage and driveway, with the exception of a percentage of parking being common area parking.
LUT 30.2	Consider establishment of maximum allowances for off-street parking spaces in mixed use zones where parking demand could be offset by close proximity of uses or availability of transit.	The Nakano Project does not include any mixed-use zones. Parking will be provided within each unit’s garage and driveway, with the exception of a percentage of parking being common area parking.
LUT 30.3	Emphasize the provision of short-term parking (e.g., parking duration limits, time-of-day, restricted parking zones) over long-term parking in commercial areas.	The Nakano Project is a residential project and does not include commercial areas. Any parking limits will be at the discretion of the HOA.
Objective – LUT 31:	Provide parking facilities that are appropriately integrated with land uses; maximize efficiency; accommodate alternative vehicles; and reduce parking impacts.	The Nakano Project is a residential project. Parking will be provided within each unit’s garage and driveway, with the exception of a percentage of parking being common area parking.
LUT 31.1	Strategically locate parking structures to serve commercial and employment centers, and to provide park and ride opportunities for use of express shuttle, trolley service, and other transit.	The Nakano Project does not include any parking structures. Therefore, this policy is not applicable.
LUT 31.2	Encourage consolidation of surface parking lots into structured parking facilities where appropriately located and well-designed.	The Nakano Project does not include any surface parking lots or parking structures. Therefore, this policy is not applicable.

LUT 31.3	Provide parking and recharging facilities for alternative vehicles such, as bicycles and electric and low-emission vehicles.	The Nakano Project is a residential project and therefore bicycle parking is not required for a dwelling unit with a garage accessible only by residents of the dwelling unit. Bicycle racks shall be provided at pocket park locations to encourage multi-modal interconnectivity. There are no public electric or low emission vehicle charging stations.
Objective – LUT 32:	Evaluate the use and applicability of various strategies to provide parking.	The Nakano Project is a residential project. Parking will be provided within each unit’s garage and driveway, with the exception of a percentage of parking being common area parking.
LUT 32.1	Consider the joint use of parking facilities in mixed use areas where peak parking occurs at different times of the day or week and the parking facility is within one quarter mile of the uses it will serve.	The Nakano Project does not include any mixed-use zones. Parking will be provided within each unit’s garage and driveway, with the exception of a percentage of parking being common area parking.
LUT 32.2	Consider the establishment of parking districts that may include a variety of public parking facilities, including surface lots and parking structures, to provide parking for a bounded geographical area.	The Nakano Project is a residential project. Parking will be provided within each unit’s garage and driveway, with the exception of a percentage of parking being common area parking. There will be no public parking facilities, surface lots or parking structures.
LUT 32.3	Consider the use of parking credits for developers in exchange for transit facility placement, bicycle facilities, and/or monetary contribution toward public parking.	The Nakano Project meets parking requirements and thus does not plan to implement such additional facilities.
LUT 32.4	Consider the use of in-lieu fees, whereby a specified amount is submitted to the City for each parking space not provided on site, which the City shall subsequently use for the construction of public parking facilities.	The Nakano Project meets parking requirements and therefore this is not applicable.
Objective – LUT 33	Ensure that parking facilities are appropriately sited and well-designed in order to minimize adverse effects on the pedestrian-oriented environment, and to enhance aesthetic qualities.	The Nakano Project is a residential project. Parking will be provided within each unit’s garage and driveway, with the exception of a percentage of parking being common area parking. Parking will be designed in order to minimize effects to pedestrians and enhance aesthetics, where possible.
LUT 33.1	Off-street surface parking areas should be located and designed in a manner that supports and does not conflict with pedestrian activity, such as to the side or rear of buildings, wherever feasible. In pedestrian-oriented areas, locate surface parking lots to the rear or side of buildings, wherever feasible.	The Nakano Project is a residential project. Parking will be provided within each unit’s garage and driveway, with the exception of a percentage of parking being common area parking. There are no surface parking lots proposed.

LUT 33.2	Encourage consolidation of surface parking lots into structured parking facilities where appropriately located and well-designed.	The Nakano Project is a residential project. Parking will be provided within each unit's garage and driveway, with the exception of a percentage of parking being common area parking. There will be no public parking facilities, surface lots or parking structures.
Objective LUT 61	Create balanced communities that can provide a high quality of life for residents.	The Nakano Project provides recreational amenities and housing units to help meet the present and future housing needs providing for a healthy lifestyle for residents.
LUT 61.1	Adhere to the regulations established in existing GDPs and SPAs.	The Nakano Project is not subject any existing Chula Vista General Development Plans or Sectional Planning Areas. Therefore, this policy is not applicable.
LUT 61.2	Future SPAs shall focus on creating a vibrant sense of community, a vigorous economy, and a healthy environment.	The Nakano Project does not include a future SPA. Therefore, this policy is not applicable.
LUT 61.3	Require all future community identification signs and monuments to recognize communities as part of the City of Chula Vista.	As denoted in the Specific Plan standards, monument signs shall recognize the jurisdiction it resides in.
Objective – LUT 62	Require development to consider and plan for careful use of natural and man-made resources and services, and maximize opportunities for conservation while minimizing waste.	The Nakano Project would be consistent with the City's Landscape Water Conservation Ordinance. The Nakano Project would also practice energy conservation through the use of shade trees that reduce heat island issues and installation of solar photovoltaic systems.
LUT 62.1	Require developments within the East Planning Area to provide resource management plans for water; air quality; recycling; solid waste management; and energy.	The Nakano Project is located within the East Planning Area. All technical reports related to resource management are included with the CEQA compliance documentation.
Objective – LUT 63	Provide efficient multi-modal access and connections to and between activity centers.	The Nakano Project provides bicycle, pedestrian and automobile access to Dennerly Road, linking the project to other activity centers in the area.
LUT 63.1	Provide roads, transit service, bike routes, and pedestrian pathways that connect activity centers to their surrounding neighborhoods, adjacent villages, and each other, such that access is safe and convenient for residents and visitors.	The Nakano Project provides bicycle, pedestrian and automobile access to Dennerly Road, linking the project to other activity centers in the area.
Objective – LUT 72	Develop comprehensive, well-integrated, and balanced land uses within villages and town centers that are compatible with the surroundings.	The Nakano Project is a residential project and is not located in a village or town center. Therefore, this policy is not applicable.
LUT 72.1	Create a series of town centers of size or intensity greater than the typical village core concept, and characterized by higher density, mixed use development, with an appropriate	The Nakano Project is a residential project and is not a village or town center. Therefore, this policy is not applicable.

	amount of commercial, community, and other necessary services.	
LUT 72.2	Provide for mixed land use in each Village Core and Town Center focusing on shops, plazas, parks, and housing arranged to encourage social interaction.	The Nakano Project is a residential project and is not located in a village or town center. Therefore, this policy is not applicable.
LUT 72.3	Provide a variety of housing types, including single-family and multi-family, in residential neighborhoods and mixed use village centers, responding to the needs of families, singles, students, and seniors.	The Nakano Project assists the City attain additional housing units that help meet the City's present and future housing needs. The Project provides a range of housing types, contributing both single-family and multi-family units, responding to the needs of all citizens.
LUT 72.4	Concentrate higher intensity land uses and those uses that generate pedestrian activity toward the Village Core or Town Center, with densities generally decreasing away from core areas.	The Nakano Project is a residential project and is not within a Village Core or Town Center. Therefore, this policy is not applicable.
LUT 72.5	Each Village Core or Town Center must provide neighborhood commercial services within ¼-mile radius of residences and/or transit.	The Nakano Project is a residential project and is not a within Village Core or Town Center. Therefore, this policy is not applicable.
LUT 72.6	Town Centers should provide community/neighborhood serving commercial services.	The Nakano Project is a residential project and is not a Town Center. Therefore, this policy is not applicable.
LUT 72.7	Provide pedestrian and street connectivity between Villages utilizing a grid circulation pattern that offers a wider range of mobility choices and routes.	The Nakano Project is a residential project and is not a designated Village. Therefore, this policy is not applicable.
Objective – LUT 73	Promote alternative modes of transportation, which are intended to encourage a healthy lifestyle and reduce reliance on the automobile, and support the viability of transit through land use distribution and design.	The Nakano Project will have a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project and the commercial, retail, and public uses such as schools, parks, and transit facilities within the vicinity, promoting the use of alternative modes of transportation.
LUT 73.1	Provide for walking and biking on streets designed to link neighborhoods, activity centers, and community destinations.	The Nakano Project will have a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project and the commercial, retail, and public uses such as schools, parks, and transit facilities within the vicinity.

LUT 73.2	Town centers and village cores should include a transit station that is appropriately sited to increase commuter ridership and promote activity and viability of nearby commercial and office developments.	The Nakano Project is a residential project and is not a Village Core or Town Center. Therefore, this policy is not applicable.
LUT 73.3	Higher residential densities in Town Centers and Village Cores should be located within a one-quarter mile radius of transit stations.	The Nakano Project is a residential project and is not located near a Village Core or Town Center. Therefore, this policy is not applicable.
LUT 73.4	Locate High and Medium-High density residential within 1/4-mile radius to the Village Core(s), Town Center(s), or transit.	The Nakano Project is a residential project and is not located near a Village Core or Town Center. Therefore, this policy is not applicable.
LUT 73.5	Locate activity centers adjacent to transit stations, which should be designed with inviting pedestrian access and public spaces.	The Nakano Project is a residential project. Therefore, this policy is not applicable.
LUT 73.6	Use town centers to promote pedestrian travel within the villages and the use of bicycles and BRT for trips outside the villages.	The Nakano Project is a residential project and is not located near a Village Core or Town Center. Therefore, this policy is not applicable.
LUT 73.7	Incorporate pedestrian-oriented design features on streets that move vehicular traffic through the town center's pedestrian environment, including potential use of a town center arterial couplet design.	The Nakano Project is a residential project and is not located near a Village Core or Town Center. Therefore, this policy is not applicable.
LUT 73.8	Incorporate pedestrian-oriented design features on streets that move vehicular traffic through the town center's pedestrian environment, including potential use of a town center arterial couplet design.	The Nakano Project is a residential project and is not located near a Village Core or Town Center. Therefore, this policy is not applicable.
Objective – LUT 74	Accommodate land uses that diversify the economic base within Otay Ranch and the surrounding south San Diego County region.	The Nakano Project provides housing options at varying sizes and prices points which may be attainable for citizens at various economic levels, diversifying the workforce and in turn the economic base of the region. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.
LUT 74.1	Provide sufficient land and infrastructure to accommodate commercial and industrial uses.	The Nakano Project is a residential project therefore, this policy is not applicable.

LUT 74.2	Promote additional business and higher paid employment opportunities for residents of Chula Vista.	The Nakano Project is a residential project therefore, this policy is not applicable.
LUT 74.3	Promote synergistic uses between the villages of Otay Ranch to provide a balance of activities, services and facilities.	The Nakano Project is a residential project and is not located between the villages of Otay Ranch. Therefore, this policy is not applicable.
Objective – LUT 75	Preserve and protect Otay Ranch’s significant natural resources and open space lands with environmentally sensitive development.	The Nakano Project is a residential project and is not located within or adjacent to Otay Ranch.
LUT 75.1	Create and maintain a comprehensive open space system throughout the Otay Ranch villages that, through environmental stewardship, restores and preserves nature’s resources for generations to come.	The Nakano Project is not located within the villages of Otay Ranch. Therefore, this policy is not applicable.
LUT 75.2	Design villages that have well defined edges such as the Chula Vista Greenbelt, open spaces, or wildlife corridors.	The Nakano Project is a residential project and is not a village or town center, nor is it in the vicinity of a village. Therefore, this policy is not applicable.
Objective – LUT 76	Provide public services and facilities to meet the needs of the Otay Ranch residents.	The Nakano Project is a residential project and is not located within or adjacent to Otay Ranch.
LUT 76.1	Services and facilities will be conveniently located and efficiently managed and provided to Otay Ranch residents concurrent with needs.	The Nakano Project is a residential project and is not located within or adjacent to Otay Ranch.
GENERAL PLAN ELEMENT – ECONOMIC DEVELOPMENT		
Objective – ED 1	Provide a diverse economic base for the City of Chula Vista.	The Nakano Project provides housing options at varying sizes and prices points which may be attainable for citizens at various economic levels, diversifying the workforce and in turn the economic base of the region.
ED 1.2	Provide sufficient tracts of land at a variety of sizes available for industrial and commercial uses in order to provide a stable economic base.	The Nakano Project is a residential project therefore, this policy is not applicable.
ED 1.3	Encourage the preservation and expansion of existing industrial uses in areas designated as industrial.	The Nakano Project is a residential project therefore, this policy is not applicable.
ED 1.4	Increase the supply of land for non-retail employment through the designation of land to accommodate a regional	The Nakano Project is a residential project therefore, this policy is not applicable.

	technology park; a future business park; industrial or business park space; and development of a university campus.	
ED 1.5	Consider fiscal impact implications of General Plan amendments that propose changes to industrial and commercial lands.	The Nakano Project is a residential project therefore, this policy is not applicable.
Objective – ED 2	Maintain a variety of job and housing opportunities to improve Chula Vista's jobs/housing balance.	SANDAG projects Otay Mesa's employment to increase from 8,000 in 2000 to 42,000 in 2030. ³ Employment uses are adjacent to the SPA, including the medical offices south of the SPA that contribute to the jobs-housing balance in Otay Mesa. The Otay Mesa Community Plan designates the medical and commercial centers south of the SPA as "Regional Commercial" that support the border-related activities which yield a thriving commercial corridor that serves visitors and business of north side of the border. ¹ The Nakano Project assists the City attain additional housing units that help meet the present and future jobs-housing balance The Nakano Project provides housing options at varying sizes and prices points which may be attainable for citizens at various economic levels, diversifying the workforce and in turn the economic base of the region.
ED 2.2	Facilitate increased employment densities near transit stations and routes.	The Nakano Project is a residential project therefore, this policy is not applicable.
ED 2.3	Pursue a diverse supply of housing types and costs, as well as a diverse supply of jobs with varying income potential, to balance local job and housing opportunities	The Nakano Project provides housing options at varying sizes and prices points which may be attainable for citizens at various economic levels, diversifying the workforce and in turn the economic base of the region. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.
ED 2.5	Encourage mixed use projects where retail, commercial and office development is developed with residential opportunities on the same lot site or in the same building.	The Nakano Project is a residential project and does not include mixed-use. Therefore, this policy is not applicable.
Objective – ED 7	Develop a strong land use and transportation link between the downtown urban core, bayfront, southwestern, and eastern areas of the City to support economic development throughout.	The Nakano Project is a residential project therefore, this policy is not applicable.

³ City of San Diego. Otay Mesa Community Plan Update. March 2014. https://www.sandiego.gov/sites/default/files/otay_mesa_cmmtty_plan_update_final-central_village_cpa.pdf.

ED 7.2	Link activity centers through strong public transportation and combined land uses that encourage multi-purpose trips.	The Nakano Project is a residential project and not an activity center. However, the project will have a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project and the commercial, retail, and public uses such as schools, parks, and transit facilities within the vicinity.
ED 7.4	Develop activities in eastern Chula Vista that will attract residents citywide.	The Nakano Project is a residential project located along I-805, therefore, this policy is not applicable.
Objective – ED 8	Develop and maintain a City-wide image that promotes the City's assets.	The Nakano Project will be developed with development standards that align with the City's image.
ED 8.2	Facilitate identification of activity areas throughout the City to aid in promoting recognizable destinations for shopping, recreating, and business.	The Nakano Project is a residential project and not an activity center. Therefore, this policy is not applicable.
ED 8.3	Designate the location, function, and characteristics of primary City gateways and key corridors, and enhance them to make them attractive and inviting.	The Nakano Project is not located in a primary City gateway or key corridor. Therefore, this policy is not applicable.
Objective – ED 9	Develop community-serving and neighborhood uses to serve residents and visitors, alike.	The Nakano Project is surrounded by residential developments within the Ocean View Hills community, which is comprised of a variety of residential and recreational uses. The Nakano Project will enhance the interface of the community by contributing additional recreational amenities and housing units that mesh with its surrounding community.
ED 9.1	Provide for community and neighborhood commercial centers in areas convenient to residents. These centers should complement and meet the needs of the surrounding neighborhood through their location; size; scale; and design. The neighborhood concept of providing pedestrian, bicycle, and other non-motorized access should be encouraged.	The Nakano Project is a residential project. Therefore, this policy is not applicable.
ED 9.5	Encourage clustered commercial uses to prevent and discourage strip development. Locate commercial uses at focal points along major arterial streets or expressways and in village core areas.	The Nakano Project is a residential project. Therefore, this policy is not applicable.
ED 9.6	Encourage clustered, smaller scale office and professional uses along major streets and in neighborhood centers in a	The Nakano Project is a residential project. Therefore, this policy is not applicable.

	variety of areas dispersed throughout the community to meet the needs of nearby neighborhoods.	
ED 9.7	Encourage merchants, neighborhood associations and other groups to enhance business districts and meet the needs of adjacent neighborhoods.	The Nakano Project is a residential project. Therefore, this policy is not applicable.
GENERAL PLAN ELEMENT – ENVIRONMENTAL		
Objective – E 1	Conserve Chula Vista’s sensitive biological resources.	The Nakano Project would provide an adequate avoidance buffer from on-site jurisdictional areas outside the impact limit. Other avoidance and mitigation measures that conserve biological resources are included in the CEQA compliance documentation.
E 1.1	Implement the Chula Vista MSCP Subarea Plan.	The land uses identified in the OVRP Concept Plan are consistent with the goals of the MSCP Subarea Plan. The Specific Plan is within the OVRP Concept Plan boundary. The land uses specified in the Specific Plan supersede the OVRP Concept Plan, therefore are consistent with the MSCP Subarea Plan.
Objective – E2	Protect and improve water quality within surface water bodies and groundwater resources within and downstream of Chula Vista.	The Nakano Specific Plan includes protective measures to ensure there are no adverse effect on the adjacent sensitive habitat in the ORVP. Implementation of the Specific Plan also address stormwater management, transitional vegetation for protection of nearby habitat areas, as well as biofiltration basins for groundwater infiltration. These proactive measures will contribute to a healthy and sustainable environment.
E 2.4	Ensure compliance with current federal and state water quality regulations, including the implementation of applicable NPDES requirements and the City’s Pollution Prevention Policy.	The Nakano Project is compliance with applicable federal and state water quality regulations.
E 2.5	Encourage and facilitate construction and land development techniques that minimize water quality impacts from urban development.	Best Management Practices identified in the CEQA compliance documentation outline the techniques used to minimize water quality impacts from the Nakano Project.
Objective – E 3	Minimize the impacts of growth and development on water supply resources through the efficient use and conservation of water by residents, businesses, and City government.	The Water System Analysis included with the CEQA compliance documentation provides recommended distribution pipe sizes for the water system in order to efficiently service the Nakano Project. The project would include low-flow fixtures and appliances, recycled water for all common landscaped areas, and drought-tolerant native vegetation to conserve water resources.

E 3.2	Promote the use of low water demand landscaping and drought tolerant plant materials in both existing and new development.	The Nakano Project will utilize drought-tolerant native vegetation, planted in an informal pattern for all landscapes within the project.
E 3.3	Where safe and feasible, promote and facilitate the continued use of recycled water in new developments, and explore opportunities for the use of recycled water in redevelopment projects.	All permanent irrigation systems within the Nakano Project shall be below ground, automatically controlled, and in full compliance with building code requirements. The irrigation system shall utilize reclaimed water to the maximum extent available and permissible. Water conserving systems such as drip irrigation, moisture sensors, low gallonage heads, and matched precipitation rate heads will be used.
Objective – E 4	Maintain the opportunity for limited agricultural and related uses to occur as an interim land use within planned development areas and as a potential permanent land use within appropriate locations.	Development of the Nakano Project may be completed in phases. However, it is unknown at this time how the phasing would occur considering it would be based on market demand. While the SPA was historically used for agricultural use, at the time acquisition the land was not being used as agricultural or related uses.
E 4.1	Allow historical agricultural uses to continue within planned development areas as an interim land use in accordance with the MSCP Subarea Plan.	Development of the Nakano Project may be completed in phases. However, it is unknown at this time how the phasing would occur considering it would be based on market demand. While the SPA was historically used for agricultural use, at the time acquisition the land was not being used as agricultural or related uses.
E 4.2	Allow agricultural uses on privately-owned property within the Chula Vista Greenbelt and elsewhere, provided the use is consistent with the provisions of the Chula Vista MSCP Subarea Plan, as well as the zoning of the property.	The Nakano Project is a residential development. Therefore, this policy is not applicable.
E 4.3	Encourage the development of community gardens and similar related uses within appropriate, compatible locations throughout the City.	There are no community gardens proposed as part of the Nakano Project. Therefore, this policy is not applicable.
Objective – E 6	Improve local air quality by minimizing the production and emission of air pollutants and toxic air contaminants and limit the exposure of people to such pollutants.	Using the surrounding mobility network, the Nakano project encourages alternative modes of transportation and the proximity to open space trail network which will reduce the production and emission of air pollutants and toxic air contaminants. The Nakano EIR includes the applicable air pollutant reduction measures and Health Risk Assessment for further explanation of how the Nakano project will limit the exposure of people to the pollutants.
E 6.1	Encourage compact development featuring a mix of uses that locate residential areas within reasonable walking distance to jobs, services, and transit.	The Nakano project will have a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project

		and the commercial, retail, and public uses such as schools, parks, and transit facilities within the vicinity.
E 6.2	Promote and facilitate transit system improvements in order to increase transit use and reduce dependency on the automobile.	While the Nakano Project will not be making any individual transit system improvements, it will have a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project and the commercial, retail, and public uses such as schools, parks, and transit facilities within the vicinity.
E 6.6	Explore incentives to promote voluntary air pollutant reductions, including incentives for developers who go above and beyond applicable requirements and for facilities and operations that are not otherwise regulated.	The Nakano Project would comply with all applicable air pollutant reduction measures included in the CEQA documentation.
E 6.7	Encourage innovative energy conservation practices and air quality improvements in new development and redevelopment projects consistent with AQIP guidelines or its equivalent, pursuant to the Growth Management Ordinance.	The Nakano Project would comply with all applicable energy conservation measures included in the CEQA documentation.
E 6.10	The siting of new sensitive receptors within 500 feet of highways resulting from development or redevelopment projects shall require the preparation of a health risk assessment as part of the CEQA review of the project. Attendant health risks identified in the Health Risk Assessment (HRA) shall be feasibly mitigated to the maximum extent practicable, in accordance with CEQA, in order to help ensure that applicable federal and state standards are not exceeded.	The SPA is located within 500 feet of Interstate 805, therefore is subject to this requirement. An HRA is included in the CEQA documentation.
Objective – E 7	Promote energy conservation through the efficient use of energy and through the development of local, non-fossil fuel-based renewable sources of energy.	The Nakano Project complies with all applicable energy conservation measures included in the CEQA documentation.
E 7.1	Promote development of regulations and building design standards that maximize energy efficiency through appropriate site and building design and through the use of energy-efficient materials, equipment, and appliances.	The Nakano Project complies with all applicable energy efficiency measures included in the CEQA compliance documentation.

Objective E 8	Minimize the amount of solid waste generated within the General Plan area that requires landfill disposal.	The Nakano Project complies with all applicable waste reduction measures included in the CEQA compliance documentation.
E 8.1	Promote efforts to reduce waste, minimize the need for additional landfills, and provide economically and environmentally sound resource recovery, management, and disposal facilities.	The Nakano Project complies with all applicable waste reduction measures included in the CEQA compliance documentation.
E 8.3	Implement source reduction strategies, including curbside recycling, use of small collection facilities for recycling, and composting	The Nakano Project complies with all applicable source reduction measures included in the CEQA compliance documentation.
Objective – E 10	Protect important paleontological resources and support and encourage public education and awareness of such resources.	The paleontological survey included in the CEQA compliance documentation did not identify any existing paleontological resources within the SPA.
E 10.1	Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to paleontological resources in accordance with the CEQA.	The paleontological survey included in the CEQA compliance documentation did not identify any existing paleontological resources within the SPA. Monitoring and reporting for applicable earthmoving activities reduce potential impacts below a level of significance.
E 10.2	Support and encourage public education and awareness of local paleontological resources, including the establishment of museums and educational opportunities accessible to the public.	The paleontological survey included in the CEQA compliance documentation did not identify any existing paleontological resources within the SPA. Monitoring and reporting for applicable earthmoving activities reduce potential impacts below a level of significance.
Objective E-11	Improve Chula Vista’s open space and trails network, including the provision of additional internal connections between the various elements of the network.	The Nakano Project provides a series of private drives, bicycle facilities, sidewalks and trails that tie into the existing regional transportation network including a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP.
E 11.1	Provide an integrated network of open space areas, as needed, throughout the City to serve residents, as well as to serve as a regional asset and attractor of visitors (e.g., on the bayfront and within the Otay River Valley).	The Nakano Project does not provide regional open space areas. However, it does include recreational amenities such as pocket parks and trail access, including a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP providing connections to the greater open space network.
E 11.2	Plan for the long-term preservation and enhancement of open space within the Chula Vista greenbelt.	The Nakano Project include recreational amenities such as pocket parks and trail access, including a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP providing connections to the greater open space network.
E 11.5	Encourage the creation of connected trails between community activity areas and enhance with kiosks and rest stations.	The Nakano Project include recreational amenities such as pocket parks and trail access, including a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP providing connections to the greater open space network linking the project to

		nearby activity centers. Linkages between activity centers are supported by resting amenities such as benches.
E 11.7	Expand upon and encourage urban community-based green infrastructure that is distinct from habitat conservation (e.g., community, neighborhood, and pocket parks, disturbed canyons, community and roof gardens, and vegetated drainages) and ensure that such facilities are integrated into new development and redevelopment in western Chula Vista.	The Nakano Project includes community-based green infrastructure such as pocket parks, landscaped paseos, overlook areas and OVRP trail connections.
Objective – E 12	Provide connections between Chula Vista’s open space and trails network and the regional network.	The Nakano Project includes a trail connection to the OVRP trail system.
E 12.1	Collaborate with San Diego County, the City of San Diego, and other applicable agencies to provide connections between Chula Vista’s open space and trails network and the regional network, in accordance with the Chula Vista MSCP Subarea Plan and Otay Valley Regional Park Concept Plan.	The Nakano Project includes a trail connection to the OVRP trail system.
Objective – E 14	Minimize the risk of injury, loss of life, and property damage associated with geologic hazards.	The geotechnical investigation included with the CEQA compliance documentation concludes that no soil or geologic conditions were observed that would preclude the development of the property as presently proposed provided that the recommendations of this report are followed.
E 14.1	To the maximum extent practicable, protect against injury, loss of life, and major property damage through engineering analyses of potential seismic hazards, appropriate engineering design, and the stringent enforcement of all applicable regulations and standards.	The geotechnical investigation included with the CEQA compliance documentation concludes that with the exception of possible strong seismic shaking, no significant geologic hazards were observed or are known to exist on the site that would adversely affect the site. No special seismic design considerations, other than those recommended herein, are required.
E 14.2	Prohibit the subdivision, grading, or development of lands subject to potential geologic hazards in the absence of adequate evidence demonstrating that such development would not be adversely affected by such hazards and would not adversely affect surrounding properties.	The geotechnical investigation included with the CEQA compliance documentation concludes that with the exception of possible strong seismic shaking, no significant geologic hazards were observed or are known to exist on the site that would adversely affect the site. No special seismic design considerations, other than those recommended herein, are required.

E 14.3	Require site-specific geotechnical investigations for proposals within areas subject to potential geologic hazards; and ensure implementation of all measures deemed necessary by the City Engineer and/or Building Official to avoid or adequately mitigate such hazards.	The geotechnical investigation included with the CEQA compliance documentation concludes that with the exception of possible strong seismic shaking, no significant geologic hazards were observed or are known to exist on the site that would adversely affect the site. No special seismic design considerations, other than those recommended herein, are required.
Objective – E 15	Minimize the risk of injury and property damage associated with flood hazards.	The drainage report included with the CEQA compliance documentation concludes that the entire property was removed from the 100-year floodplain limits. The storm drain system will be sufficient to satisfy City of Chula Vista criteria in the post-development condition.
E 15.1	Prohibit proposals to subdivide, grade, or develop lands that are subject to potential flood hazards, unless adequate evidence is provided that demonstrates that such proposals would not be adversely affected by potential flood hazards and that such proposals would not adversely affect surrounding properties. Require site-specific hydrological investigations for proposals within areas subject to potential flood hazards; and implement all measures deemed necessary by the City Engineer to avoid or adequately mitigate potential flood hazards.	The drainage report included with the CEQA compliance documentation concludes that the entire property was removed from the 100-year floodplain limits. The storm drain system will be sufficient to satisfy City of Chula Vista criteria in the post-development condition.
Objective – E 21	Protect people from excessive noise through careful land use planning and the incorporation of appropriate mitigation techniques.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project, which concludes that noise related to construction and vehicular traffic would not produce noise at a level that would significantly affect nearby residents.
E 21.1	Apply the exterior land use-noise compatibility guidelines listed in Table 9-2 of this Environmental Element to new development, where applicable, and in light of project-specific considerations.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project, which concludes that all noise impacts are considered less than significant.
E 21.2	Where applicable, the assessment and mitigation of interior noise levels shall adhere to the applicable requirements of the California Building Code with local amendments and other applicable established City standards.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project, which concludes that all noise impacts are considered less than significant, and no mitigation is required. The Nakano Project complies with the state and City noise standards, including the California Building Code.
E 21.3	Promote the use of available technologies in building construction to improve noise attenuation capacities.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project, which concludes that all noise impacts are considered less than

		significant, and no mitigation is required. The Nakano Project complies with the state and City noise standards.
E 21.4	Continue to implement and enforce the City’s noise control ordinance.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project, which concludes that all noise impacts are considered less than significant, and no mitigation is required. The Nakano Project complies with the state and City noise standards.
Objective – E 22	Protect the community from the effects of transportation noise.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project, which concludes that noise related to vehicular traffic would not produce noise at a level that would significantly affect nearby residents.
E 22.1	Work to stabilize traffic volumes in residential neighborhoods by limiting throughways and by facilitating the use of alternative routes around, rather than through, neighborhoods.	The Nakano Project site plan provides multiple roadways that offer alternative routes throughout the community.
E 22.3	Employ traffic calming measures, where appropriate, such as narrow roadways and on-street parking, in commercial and mixed use districts.	The Nakano Project is a residential project; therefore, this policy does not apply.
E 22.4	Encourage walking; biking; carpooling; use of public transit; and other alternative modes of transportation to minimize vehicular use and associated traffic noise.	The Nakano Project includes various pedestrian and bicycle facilities to encourage alternative modes of transportation.
E 22.5	Require projects to construct appropriate mitigation measures in order to attenuate existing and projected traffic noise levels, in accordance with applicable standards, including the exterior land use/noise compatibility guidelines listed in Table 9-2 of this Environmental Element.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project, which concludes that noise related to vehicular traffic would not produce noise at a level that would significantly affect nearby residents.
GENERAL PLAN ELEMENT – GROWTH MANAGEMENT		
Objective – GM 1	Concurrent public facilities and services.	The applicant for the Nakano Project will provide appropriate DIFs for its fair share of public facilities and services.
GM 1.1	Maintain a set of quantitative levels of service measures (Growth Management Threshold Standards) as a tool to assess the relative impact of new facility and service demands created by growth and apply those standards as appropriate to approval of discretionary projects.	The Nakano Project does not impair the City’s ability to achieve this policy, therefore it is not applicable.

GM 1.9	Require that all major development projects prepare a PFFP that articulates infrastructure and public facilities requirements and costs and funding mechanisms.	PFFP requirements are met through the CEQA documentation.
GM 1.11	Establish the authority to withhold discretionary approvals and subsequent building permits from projects demonstrated to be out of compliance with applicable threshold standards.	The Nakano Project does not impair the City's ability to achieve this policy, therefore it is not applicable.
Objective – GM 2	Provide adequate and sustainable fiscal base.	The Nakano Project does not impair the City's ability to achieve this policy, therefore it is not applicable.
GM 2.1	Achieve and maintain a balance of land uses within the City that assures residential development is complemented by expanded local employment opportunities, retail and commercial services, and recreation and entertainment venues; and that the City-wide mix of land uses provides fiscal balance between those that produce revenues and those that require public expenditures.	The Nakano Project provides much needed residential units in proximity to commercial, recreation, and institutional services. The Nakano Project does not impair the City's ability to achieve this policy.
GM 2.2	Require a fiscal impact analysis to be conducted for major development projects that documents the project's effects upon the City operating budget over time.	A Fiscal Impact Analysis (FIA) is included in the CEQA compliance documentation for the Nakano Project.
Objective – GM 3	Create and preserve vital neighborhoods.	The Nakano Project provides much needed residential units in proximity to commercial, recreation, and institutional services.
GM 3.3	Assure that all new and infill development within existing urban areas pays its proportional share of the cost for urban infrastructure and public facilities required to maintain the Threshold Standards, as adopted for its area of impact.	The applicant for the Nakano Project will provide appropriate DIFs for its fair share of public facilities and services.
GM 3.8	Encourage the creation of vibrant and varied neighborhoods and a diversity of housing types, including, housing affordable to a range of income groups, consistent with housing element objectives.	The Nakano Project includes the single-family units, townhomes, and duplex twin homes which all are provided at varying price points to accommodate a range of income groups that is consistent with housing element objectives.
GENERAL PLAN ELEMENT – HOUSING ELEMENT		
Objective – H 2	Promote efficient use of water and energy through adopted standards and incentive-based policies to conserve limited resources and reduce long-term operational costs of housing.	The Nakano Project completed a Water System Analysis consistent with the City of San Diego Water Department Design Guidelines and Standards, The Nakano Project complies with the California Building Energy Efficiency Standards as well as the California Energy Code which promote the reduction of wasteful, uneconomic, inefficient, or unnecessary

		consumption of energy. In addition, the Nakano Project complies with Chula Vista’s Increased Energy Efficiency Standards and Climate Action Plan (CAP). The Nakano Project includes low-flow fixtures and appliances, consistent with the CAP. All permanent irrigation systems within the Nakano Project shall be below ground, automatically controlled, and in full compliance with building code requirements. The irrigation system shall utilize reclaimed water to the maximum extent available and permissible. Water conserving systems such as drip irrigation, moisture sensors, low gallonage heads, and matched precipitation rate heads will be used.
H 2.1	Encourage the efficient use and conservation of water by residents.	Residents of the Nakano Project may choose to install appliances that go above and beyond the low-flow fixtures and appliances installed at the time of construction. In addition, residents may choose to reduce the use of the irrigation systems installed within the Nakano Project including drip irrigation, moisture sensors, low gallonage heads, and matched precipitation rate heads.
H 2.2	Promote the efficient use of energy.	The Nakano project would be in compliance with the current building standards, install solar photovoltaic systems, and install shade trees on site to save energy and reduce heat island issues. Residents may choose to install appliances, fixtures, and landscaping that go above and beyond these measures.
Objective – H 4	Minimize impacts on housing choice within each of the four geographic planning areas, especially to very low-and low-income residents, that result from conversion or demolition of rental housing units.	The Nakano Project consists of the development of up to 221 residential dwelling units, offering a range of three different housing product types that may serve as workforce housing, with a total of 22 affordable housing units. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.
H 4.1	Promote an equitable distribution of housing types (e.g., multi-family rental and owner occupied housing) based upon identified needs within the Northwest, Southwest, and East Planning Areas to provide a range of housing opportunities for all income levels.	The Nakano Project consists of the development of up to 221 residential dwelling units which include both for sale and for rent opportunities within the East Planning Area. Housing types consists of detached condominiums, duplexes, and multi-family dwelling units. A total of 22 affordable housing units will be provided on-site.
Objective – H 5	Encourage the provision of a wide range of housing choices by location, type of unit, and price level, in particular the	The Nakano Project consists of the development of up to 221 residential dwelling units which include both for sale and for rent opportunities. Housing types consists of detached

	establishment of permanent affordable housing for low-and moderate-income households.	condominiums, duplexes, and multi-family dwelling units. A total of 22 affordable housing units will be provided on-site. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.
H 5.1	Balanced Communities-Affordable Housing: Require newly constructed residential developments to provide a portion of their development affordable to low-and moderate-income households.	Housing types for the Nakano project consists of detached condominiums, duplexes, and multi-family dwelling units. A total of 22 affordable housing units will be provided on-site. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.
H 5.2	Encourage the development of sufficient and suitable new rental housing opportunities within each of the City's four geographic Planning Areas, particularly for very low-and low-income households.	The Nakano Project consists of the development of up to 221 residential dwelling units within the East Planning Area, which include both for sale and for rent opportunities. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.
Objective – H 6	Promote the development of a variety of housing choices, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those “at-risk” of becoming homeless, persons with physical and/or development disabilities, emancipated foster youth, students, athletes at the Olympic Training Center, single-parent households, farmworkers and seniors.	The Nakano Project consists of the development of up to 221 residential dwelling units. The Nakano Project offers a variety of housing options from detached condominiums to multi-family dwelling units and 22 affordable housing units. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.
H 6.2	Encourage the development of alternative housing types in locations with easy access to goods, services, transportation, recreation and other appropriate services to accommodate the special needs of seniors, persons with disabilities, emancipated foster youth, students, athletes, and single person households.	The Nakano Project is a residential project located along I-805 and will have a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project and the commercial, retail, and public uses such as schools, parks, and transit facilities within the vicinity.
Objective – H 7	Facilitate the creation, maintenance, preservation and conservation of affordable housing for lower and moderate-income households through comprehensive planning	The Nakano Project is a residential development project that would provide much needed residential housing opportunities to support homebuyers in search of moderately priced homes. As a part of the Nakano Project, 22 affordable homes will be built on-site.

	documents and processes, and the provision of financial assistance and other incentives.	
H 7.1	Ensure Chula Vista’s plans and policies addressing housing, such as the Zoning Ordinance, Sectional Planning Area Plans, and Specific Plans, encourage a variety of housing product that responds to variations in income level, the changing livework patterns of residents and the needs of the City’s diverse population.	The Nakano Project assists the City achieve residential development in proximity to non-residential uses such as healthcare and commercial uses. The Nakano Project enhances the character of the City by contributing additional recreational amenities and housing units to help meet the present and future needs of the City.
Objective – H 8	Ensure the availability of housing opportunities to persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation.	The Nakano Project does not discriminate. The Nakano Project allows anyone regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation to live within the community.
H 8.1	Ensure equal housing opportunities to prevent housing discrimination in the local housing market.	The Nakano Project does not discriminate. The Nakano Project allows anyone regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation to live within the community.
GENERAL PLAN ELEMENT – PUBLIC FACILITIES AND SERVICES		
Objective – PFS 1	Ensure adequate and reliable water, sewer, and drainage service and facilities.	The Nakano Project conducted the Nakano Water System Analysis dated June 10, 2021, ensuring the Nakano Project would receive adequate water supply. The Nakano Project will receive water from the City of San Diego Water Department.
PFS 1.4	For new development, require on-site detention of storm water flows such that, where practical, existing downstream structures will not be overloaded. Slow runoff and maximize on-site infiltration of runoff.	Development of the Nakano Project drainage system includes private storm drains to collect rooftop and surface drainage, and two biofiltration basins and a detention vault upstream of a modular wetland unit. The Nakano Project also addresses stormwater management through the use of transitional vegetation for protection of nearby habitat areas.
Objective – PFS 2	Increase efficiencies in water use, wastewater generation and its re-use, and handling of storm water runoff throughout the City through use of alternative technologies.	The Nakano Project includes alternative technologies and features such as biofiltration basins, detention vaults, and transitional vegetation for the purpose of handling stormwater runoff.
PFS 2.2	As part of project construction and design, assure that drainage facilities in new development incorporate storm	Development of the Nakano Project drainage system includes private storm drains to collect rooftop and surface drainage, and two biofiltration basins and a detention vault upstream of a modular wetland unit. The Nakano Project also addresses stormwater

	water runoff and sediment control, including state-of-the-art technologies, where appropriate.	management through the use of transitional vegetation for protection of nearby habitat areas.
PFS 2.3	In designing water, wastewater, and drainage facilities, limit the disruption of natural landforms and water bodies. Encourage the use of natural channels that simulate natural drainage ways while protecting property.	The Nakano Project stormwater and drainage features include private storm drains, two biofiltration basins, a detention vault upstream of a modular wetland unit, and the use of transitional vegetation for protection of nearby habitat areas. The Nakano Project includes adequate avoidance buffers from on-site jurisdictional areas outside the impact limit.
Objective – PFS 4	Provide long-term wastewater treatment capacity to meet the needs of existing and new development in Chula Vista.	A Sewer Study was completed for the Nakano Project on June 10, 2021, which states that the proposed connection to the Otay Valley Trunk Sewer has enough capacity to serve the needs of the Project.
Objective – PFS 5	Maintain sufficient levels of fire protection, emergency medical service and police services to protect public safety and property.	The Nakano Project shall comply with the required DIFs to fund any expansion or construction as growth is accommodated. The Specific Plan Area is served by the San Diego Police Department and San Diego Fire-Rescue Department Station Number 6.
PFS 5.1	Continue to adequately equip and staff the Fire Department to ensure that established service standards for emergency calls are met.	The Nakano Project is a residential project. It does not impede the City from achieving this policy, therefore, this policy does not apply.
PFS 5.2	Upgrade fire and emergency medical equipment, as required, to protect the public from hazards and to ensure the safety of firefighters.	The Nakano Project is a residential project. On-site infrastructure will be update as needed to ensure adequate emergency services.
PFS 5.3	Support the provision of new fire stations, as deemed necessary through the existing or updated FSMP.	The Nakano Project is a residential project. It does not impede the City from achieving this policy, therefore, it is not applicable.
PFS 5.4	Provide adequate law enforcement staff and equipment pursuant to Police Department strategic plans to meet established service standards.	The Nakano Project is a residential project. It does not impede the City from achieving this policy, therefore, this policy does not apply.
PFS 5.5	Explore the need to establish local, community-based satellite or storefront police offices to enhance community well-being.	The Nakano Project is a residential project. It does not impede the City from achieving this policy, therefore, this policy does not apply.
PFS 5.6	Encourage crime watch programs in all neighborhoods.	Residents of the Nakano Project may choose to establish and maintain a crime watch program.
PFS 5.7	Prior to approval of any discretionary projects, ensure that construction is phased with provision of police and fire	The Nakano Project proposes up to 221 dwelling units that may be completed in phases. However, it is unknown at this time how the phasing would occur considering it would be based on market demand. Implementation of the Specific Plan will occur through

	protection services such that services are provided prior to or concurrent with need.	concurrent development permits and approvals by the City. The Nakano Project may be conditioned to receive provision of police and fire protection services at the time of issuance of building permits such that services are provided prior to or concurrent with need.
Objective – PFS 6	Provide adequate fire and police protection services to newly developing and redeveloping areas of the City.	The Nakano Project shall comply with the required DIFs to fund any expansion or construction as growth is accommodated. The Specific Plan Area is served by the San Diego Police Department and San Diego Fire-Rescue Department Station Number 6.
PFS 6.1	Continue to require new development and redevelopment projects to demonstrate adequate access for fire and police vehicles.	Implementation of the Nakano Project will occur through concurrent development permits and approvals by the City. Future development permits shall include a fire access plan and shall comply with the California Fire Code/California Building Code.
PFS 6.2	Require new development and redevelopment projects to demonstrate adequate water pressure to new buildings.	The Nakano Water System Analysis was prepared to determine the necessary public water system improvements as well as the sizing and configuration of the private and public water facilities. The Nakano Project complies with all applicable California Building Code requirement related to water pressure in new buildings.
PFS 6.3	Encourage CPTED techniques in new development and redevelopment projects.	The Nakano Project includes specified Design Guidelines to encourage a variety of streetscape elements that reinforce CPTED techniques and social interaction. The Design Guidelines include techniques such as defined boundaries between public and private property with fencing, building setbacks, sidewalk location, and open landscaping.
Objective – PFS 9	Develop schools that cultivate and educate people of all ages, that meet the needs of the workforce, and that serve as community centers.	The Specific Plan does not allow for institutional land uses such as schools within the SPA therefore, it is not applicable.
PFS 9.1	Coordinate with local school districts during review of applicable discretionary approval to provide adequate school facilities, to meet needs generated by development, and to avoid overcrowding, in accordance with the guidelines and limitations of Government Code 65996(b).	The Specific Plan does not allow for institutional land uses such as schools within the SPA. The Nakano Project is subject to DIFs which contribute to the acquisition and construction of new schools within the City.
PFS 9.3	Assist school districts in identifying and acquiring school sites for new construction in needed timeframes.	The Specific Plan does not allow for institutional land uses such as schools within the SPA therefore, it is not applicable.
Objective – PFS 10	Efficiently locate and design school facilities.	The Specific Plan does not allow for institutional land uses such as schools within the SPA therefore, it is not applicable.

PFS 10.3	Require that proposed land uses adjacent to a school site be planned in such a manner as to minimize noise impacts and maximize compatibility between the uses.	The SPA is not located adjacent to a school site therefore, it is not applicable.
PFS 10.6	Consider siting elementary schools adjacent to neighborhood parks, where feasible, to allow for expanded use of the school grounds and classrooms by the general public and the park area by the school children.	The SPA is not located adjacent to a school site therefore, it is not applicable.
Objective – PFS 15	Provide new park and recreation facilities for residents of new development, City-wide.	The Nakano Project includes the construction of three pocket parks throughout the SPA and trail access to the OVRP.
PFS 15.1	Continue to pursue a City-wide standard for the provision of developed parkland for new development projects of three acres per estimated one thousand new residents.	The Nakano Project includes an approximate 0.08-acre pocket park, an approximately 0.31-acre pocket park that overlooks the OVRP and provides trail access to the OVRP, and an approximately 0.04-acre monument entry pocket park at the entrance of the residential community of parkland for the proposed up to 221 dwelling units onsite. For any deficit of acreage, the applicant is obligated to pay DIFs which contribute to the acquisition and construction of new parkland.
PFS 15.7	Work with proponents of new development projects and redevelopment projects at the earliest stages to ensure that parks; recreation; trails; and open space facilities are designed to meet City standards and are built in a timely manner to meet the needs of residents they will serve.	The Nakano Project includes a mix of recreational amenities including: pocket parks, paseos, and accesses to a trailhead leading to the OVRP.
Objective – PFS 16	Develop active and passive recreational uses within portions of the Otay Valley Regional Park located within the City of Chula Vista, in accordance with the MSCP.	The Specific Plan includes a trail head leading to the OVRP providing residents and visitors a link between the Nakano Project and the OVRP.
Objective – PFS 18	Allow the appropriate joint-use of school and park facilities.	The Nakano Project is not located adjacent to any school facilities therefore, it is not applicable.
PFS 18.3	Consider siting elementary schools adjacent to neighborhood parks, where feasible, to allow for expanded use of the school grounds and classrooms by the general public and the park area by the school children.	The Specific Plan does not allow for school grounds. However, the Nakano Project does include several pocket parks and access to the adjacent OVRP.

Objective – PFS 19	Provide art and culture programs, childcare facilities and health and human services that enhance the quality of life in Chula Vista.	The Specific Plan does not allow for commercial uses such as art and cultural programs, childcare facilities and health and human services.
PFS 19.1	Promote land use designations that accommodate location of childcare facilities and other health and human services near homes, schools, work places, activity centers, and major transit facilities and routes.	The Specific Plan does not allow for commercial uses such as art and cultural programs, childcare facilities and health and human services.
PFS 19.3	Encourage the development of childcare space within residential and commercial development projects, including new construction, replacement and reuse, to meet the needs of residents and employees.	The Specific Plan conditionally allows for childcare space within the SPA.
PFS 19.9	Promote the accessibility of art and cultural programs.	The Specific Plan does not allow for commercial uses such as art and cultural programs therefore, it is not applicable.
PFS 19.10	Continue to require community purpose facility acreage, in accordance with the Municipal Code, for the provision of childcare and other social service facilities.	The Specific Plan does not expressly allow for childcare or other social service facilities given the scale of the project. However, the Nakano project includes private park areas and trails that provide for active child play areas.
Objective – PFS 20	Develop a cultural arts center in Chula Vista.	The Specific Plan does not allow for commercial or public facility uses such as art and cultural programs therefore, it is not applicable.
PFS 20.3	Encourage the installation of art pieces in publicly owned spaces and require developers to pay fees or provide art pieces that serve to enhance an individual project and contribute to the appearance and vitality of the development.	The Nakano Project does not include any publicly owned spaces therefore, it is not applicable.
Objective – PFS 25	Promote state-of-the-art telecommunication services throughout Chula Vista.	The Nakano Project does not specifically include telecommunications services; however, the Nakano Project will be served by telecommunication providers such as AT&T, Cox, and other independent telecommunications companies.
PFS 24.3	Encourage developers of new office and industrial buildings to incorporate state-of-the-art telecommunications technologies.	The Specific Plan does not allow for office or industrial uses therefore, it is not applicable.

B-2 City of San Diego General Plan Consistency Analysis Report

The City of San Diego General Plan is its constitution for development, comprised of 10 elements that provide citywide policies and further the City of Villages smart growth strategy for growth and development. Within this framework, the Nakano project has been designed to align with the General Plan's vision. The Specific Plan Land Use designation is Residential - Low Medium, which establishes development regulations consistent with the surrounding areas within the City of San Diego. The following table discusses in further detail how the land use and design criteria of the Nakano project will meet the City's General Plan objectives and policies.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
LAND USE AND COMMUNITY PLANNING ELEMENT			
A. City of Villages Strategy	Mixed-use villages located throughout the City and connected by high-quality transit.	The Nakano Project does not include mixed use areas but includes multi-family residential uses in proximity to medical, commercial, open space, and other residential uses. There are four bus stops within a 1/2 mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Denney Road.	The project would be consistent with this goal.
Policy LU-A.4	Locate village sites where they can be served by existing or planned public, facilities and services, including transit services.	The Nakano Project does not include mixed use areas but includes multi-family residential uses in proximity to medical, commercial, open space, and other residential uses. There are four bus stops within a 1/2 mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Denney Road.	The project would be consistent with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy LU-A.5	Conduct environmental review and focused study during the community plan update process, or potential village locations, with input from recognized community planning groups and the general public, to determine if these locations are appropriate for mixed-use development and village design.	The Nakano Project has prepared an Environmental Impact Report (EIR), in compliance with the California Environmental Quality Act (CEQA). The EIR provides focused technical studies. While the EIR for the Nakano Project did not occur during an update to the Otay Mesa Community Plan, the Nakano Project did receive input from the Otay Mesa Community Planning Group and the general public and concurrence on the multifamily residential design.	The project would be consistent with this policy.
Policy LU-A.6	Recognize that various villages may serve specific functions in the community and City; some villages may have an employment orientation, while others may be major shopping destinations, or primarily residential in nature.	The Nakano Project is primarily residential in nature and does not include mixed use areas. The Nakano Specific Plan (NSP) Area is not located within a designated Village Core, Town Center, or Transit Priority Area. The Nakano Project includes residential uses to provide a range of housing options.	The project would be consistent with this policy.
Policy LU-A.7	Determine the appropriate mix and densities/intensities of village land uses at the community plan level, or at the project level when adequate direction is not provided in the community plan. Consider the role of the village in the City and region; surrounding neighborhood uses; uses that are lacking in the community; community character and preferences; and balanced community goals (see also LU Section H).	The NSP designates the land use as Specific Plan - Residential Medium which aligns with the Chula Vista General Plan land use designation of Medium Residential that allows for 6.1 to 11 dwelling units per acre. This land use designation allows for additional residential units in proximity to medical, commercial, open space, and four MTS bus stops. The Nakano Project provides the community with recreational	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Achieve transit-supportive density and design, where such density can be adequately served by public facilities and services (see also Mobility Element, Policy ME-B.9). Due to the distinctive nature of each of the community planning areas, population density and building intensity will differ by each community. Evaluate the quality of existing and planned transit service</p>	<p>amenities and housing units to help meet the present and future housing needs.</p>	
<p>Policy LU-A.9</p>	<p>Integrate public gathering spaces and civic uses into village design (see also Urban Design Element, Policies UD-C.5 and UD-E.1).</p>	<p>The Nakano Project includes community-based recreational spaces such as pocket parks, landscaped paseos, overlook areas and OVRP trail connections.</p>	<p>The project would be consistent with this policy.</p>
<p>B. Category Goals</p>	<p>Land use categories and designations that remain consistent with the General Plan land use categories as community plans are updated and/or amended.</p>	<p>For informational and contextual purposes the NSP includes an equivalent City of San Diego land use designation on "Residential-Low Medium" which aligns with the General Plan land use element. However, until annexation of the area into the City of San Diego and adoption of the NSP by the City of San Diego, the City of Chula Vista designation of "Specific Plan-Residential Medium" shall take precedent. At which time the annexation and adoption of the NSP into the City of San Diego occurs, the NSP land use will be consistent with the General Plan land use and the Otay Mesa Community Plan land use designations.</p>	<p>The project would be consistent with this goal.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
<p>C. Community Planning Goal</p>	<p>Community plans that maintain or increase planned density of residential land uses in appropriate locations. Community plans that are kept consistent with the future vision of the General Plan through comprehensive updates or amendments.</p>	<p>The Specific Plan designates the Plan Area as Specific Plan – Residential Medium, which is in alignment with the Chula Vista General Plan land use designation, Residential Medium which allows for 6.1 to 11 dwelling units per acre. This is an increase in density from the previous A-8 zoning. The Specific Plan Area (SPA) is surrounded by residential development to the east, medical offices to the south, Interstate 805 to the west and open space to the north. The residential development to the east is similar in density and scale. As such, the Nakano Project is appropriately located.</p> <p>The Nakano Project would include a Chula Vista General Plan Amendment and rezone to change the zoning and land use designation to Specific Plan - Residential Medium. For informational and contextual purposes, the equivalent City of San Diego land use and zoning designations are provided in Table A-1, City of San Diego Land Use and Zoning Designations, of the Nakano Specific Plan. To maintain consistency with the City of San Diego Otay Mesa Community Plan, the Nakano Project amends the Otay Mesa Community Plan to amend the boundary and apply a land use and zoning. However, implementation of the Nakano Specific Plan would result in development</p>	<p>The project would be consistent with this goal.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>that is consistent with the Specific Plan - Residential Medium land use and zoning. The Nakano Project provides housing in proximity to medical, commercial, open space, other residential uses, and four MTS bus stops. The Nakano Project prioritizes pedestrian facilities and is designed to draw upon the character and strengths of the surrounding residential and open space. The Specific Plan establishes site specific design guidelines and standards that align with the guidelines and standards included in the General Plan and Otay Mesa Community Plan. Therefore, the Nakano Project is consistent with the General Plan's vision and City of Villages strategy.</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
<p>Policy LU-C.1</p>	<p>Establish each community plan as an essential and integral component of the City’s General Plan with clear implementation recommendations and links to General Plan goals and policies. Develop community plan policies that implement citywide goals and address community or neighborhood-specific issues; such policies may be more detailed or restrictive than the General Plan as needed.</p> <p>Rely on community plans for site-specific land use and density designations and recommendations.</p> <p>Maintain consistency between community plans and the General Plan, as together they represent the City’s comprehensive plan. In the event of an inconsistency between the General Plan and a community plan, action must be taken to either: 1) amend the community plan, or 2) amend the General Plan in a manner that is consistent with the General Plan’s Guiding Principles.</p>	<p>Refer to the analysis in Land Use Goal C.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy LU-C.3</p>	<p>Maintain or increase the City’s supply of land designated for various residential densities as community plans are prepared, updated, or amended.</p>	<p>The Nakano Specific Plan land use designation of Specific Plan – Residential Medium allows for 6.1-11 dwelling units per acre, which is consistent with the surrounding residential neighborhoods to the west and southwest. The land use density is an increase from the previous less than 1 dwelling unit per acre, under</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>the A-8 zoning. The Nakano Project consists of the development of up to 221 residential dwelling units, offering a range of three different housing product types that may serve as workforce housing, with a total of 22 affordable housing units.</p>	
<p>Policy LU-C.4</p>	<p>Ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums of applicable plan designations.</p>	<p>The Nakano Project allows for the development of up to 221 residential dwelling units – an increase from the previous less than 1 dwelling unit per acre that serves as a more efficient use of a small remaining area of land. The Project meets the density minimums established by the Specific Plan.</p>	<p>The project would be consistent with this policy.</p>
<p>D. Plan Amendment Process Goals</p>	<p>Approve plan amendments that better implement the General Plan and community plan goals and policies. Allow for changes that will assist in enhancing and implementing the community’s vision.</p>	<p>The Nakano Specific Plan land use designation of Specific Plan – Residential Medium allows for 6.1-11 dwelling units per acre, which is an increase from the previous A-8 zoning. This increase in residential density allows for Otay Mesa to implement the Community Plan vision of a diverse and vibrant mix of land uses, primarily supported by business and residential uses.</p> <p>The Nakano Project contributes to the diversity of the residential community, prioritizes pedestrian facilities, and is designed to draw upon the character and strengths of the surrounding residential and open space. The Specific Plan</p>	<p>The project would be consistent with this goal.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>establishes site specific design guidelines and standards that align with the guidelines and standards included in the General Plan and Otay Mesa Community Plan. Therefore, the Nakano Project enhances the implementation of the General Plan and Community Plan visions.</p>	
<p>Policy LU-D.1</p>	<p>Require a General Plan and community plan amendment for proposals that involve: a change in community-plan-adopted land use or density/intensity range; a change in the adopted community plan development phasing schedule; or a change in plan policies, maps, or diagrams. (Note: state law mandates that General Plan and community plan amendments are not to be required for projects utilizing state mandated housing density bonuses.)</p>	<p>The Nakano Project includes amendments to the General Plan and Otay Mesa Community Plan.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy LU-D.2	Require an amendment to the public facilities financing plan concurrently with an amendment to the General Plan and community plan when a proposal results in a demand for public facilities that is different from the adopted community plan and public facilities financing plan.	The Nakano Project does not include a public facilities financing plan. The Nakano Project was not included/accounted for in the original Otay Mesa Community Plan and therefore no allocation of public facilities was indicated for the project. The Nakano Project will result in an increase in demand on public facilities, but it is not anticipated to be above the level of the Otay Mesa Community Plan or PFFP. If improvements to public services are deemed necessary, the Nakano Project will contribute to it's fair share.	The project would be consistent with this policy.
Policy LU-D.3	Evaluate all plan amendment requests through the plan amendment initiation process and present the proposal to the planning commission or city council for consideration.	The General Plan and Community Plan Amendment for the Nakano Project was presented to Planning Commission on October 27, 2022. The Planning Commission allowed the initiation of the requested General Plan and Community Plan Amendment based on the compliance with the initiation criteria found in Policy LU-D.10 of the Land Use Element of the General Plan and specifically addressed in Report No. PC-22-054.	The project would be consistent with this policy.
Policy LU-D.12	Evaluate specific issues that were identified through the initiation process as well as any additional community-specific amendment evaluation factors.	The Nakano Project has undergone environmental review, in compliance with CEQA. The EIR provides focused technical studies and site-specific environmental analysis related to the effects of the	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>General Plan and Community Plan amendments.</p> <p>Issues identified through the initiation process included the density proposed at that time for the Nakano Project. The Project density was further evaluated, and the current density best responds to the housing need and context of the scale and character of the surrounding community.</p>	
<p>Policy LU-D.13</p>	<p>Address the standard plan amendment issues prior to the planning commission decision at a public hearing related to level and diversity of community support; appropriate size and boundary for the amendment site; provision of additional benefit to the community; implementation of major general plan and community plan goals, especially as related to the vision, values, and City of Villages strategy; and provision of public facilities.</p>	<p>The Specific Plan and EIR for the Nakano Project have both undergone various forms of public review.</p> <p>The Nakano Project includes development that is appropriate in size and adheres to any boundary constraints. The project responds to site constraints such as steep slopes, in particular the property contains steep slopes along its edges, with the center of the property being relatively flat. The residential development is located in the center of the property, on slopes that are conducive to development. The steep slopes along the edges of the property have generally been left in a natural state. The Nakano Project provides buffers to adjacent open space and residential developments.</p> <p>The Nakano Project responds to the General Plan and Community Plan goals, vision and values. In particular, the Nakano</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>Project contributes to the areas public facilities by providing recreational amenities such as pocket parks and trail access, including a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP providing connections to the greater open space network linking the project to nearby activity centers.</p>	
<p>F. Consistency Goals</p>	<p>Zoning concurrent with community plan updates and amendments to ensure consistency with community plan land use designations. Zones or development regulations to better implement updated community plans.</p>	<p>The Specific Plan for the Nakano Project proposes a City of Chula Vista base zone designation of R-3. For informational and contextual purposes the equivalent City of San Diego Designation for the NSP is RM-1-1. Deviations from the development standards for R-3 are included as supplemental development regulations in Chapter 6, Implementation of the Specific Plan.</p>	<p>The project would be consistent with this goal.</p>
<p>Policy LU-F.1</p>	<p>Apply existing or new Land Development Code zone packages or other regulations as needed to better implement the policy recommendations of the General Plan; land use designations of the community plans; other goals and policies of the community plans; and community-specific policies and recommendations.</p>	<p>See analysis for F. Consistency Goals above.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy LU-F.2	Review public and private projects to ensure that they do not adversely affect the general plan and community plans. Evaluate whether proposed projects implement specified land use, density/intensity, design guidelines, and other general plan and community plan policies, including open space preservation, community identity, mobility, and the timing, phasing, and provision of public facilities.	The purpose of this consistency matrix is to evaluate whether the Nakano Project is consistent with the General Plan. A consistency matrix has also been prepared to evaluate the Nakano Project's consistency with the Otay Mesa Community Plan. Therefore, consistency has been evaluated for all general plan and community plan policies.	The project would be consistent with this policy.
G. Airport Land Use Compatibility Goals	Protection of the health, safety, and welfare of persons within an airport influence area by minimizing the public's exposure to high levels of noise and risk of aircraft accidents. Protection of public use airports and military air installations from the encroachment of incompatible land uses within an airport influence area that could unduly constrain airport operations.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project, which concludes that noise exposure within an airport influence area are considered less than significant. The Nakano Project complies with the state and City noise standards.	The project would be consistent with this goal.
Policy LU-G.2	Submit all amendments and updates to the General Plan, community plans, specific plans, airport plans, development regulations and zoning ordinances affected by an airport influence area to the ALUC to ensure that they are consistent with the Airport Land Use Compatibility Plan or have the City Council take steps to overrule the ALUC.	The Nakano Project is in proximity to Brown Field Municipal Airport. An application has been submitted to the Airport Land Use Commission to ensure the Project is consistent with the Brown Field Municipal Airport Airport Land Use Compatibility Plan (ALUCP).	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy LU-G.4	Submit development projects affected by an airport influence area to the ALUC after the adoption or amendment to an Airport Land Use Compatibility Plan to ensure that they are consistent up until the time that the ALUC has determined the General Plan, community plans, and specific plans consistent with the Airport Land Use Compatibility Plan or have the City Council take steps to overrule the ALUC.	The Nakano Project is in proximity to Brown Field Municipal Airport. An application for determination of consistency has been submitted to the San Diego Regional Airport Authority to ensure the Nakano Project is consistent with the Brown Field Municipal Airport Land Use Compatibility Plan (ALUCP).	The project would be consistent with this policy.
Policy LU-G.5	Implement the height standards used by the FAA as defined by Code of Federal Regulations Title 14, Part 77 through development regulations and zoning ordinances.	Refer to consistency analysis for Policy LU-G.4, above. The Nakano Specific Plan incorporates a maximum building height of 30 feet in the development standards which must be reviewed as part of San Diego's Regional Airport Authority consistency determination review process.	The project would be consistent with this policy.
Policy LU-G.9	Coordinate with the Navy and Marine Corps to ensure that future land use and General Plan community plan, specific plan, development regulations and zoning ordinances amendments are consistent with the Air Installation Compatible Use Zone study for military air installations.	Refer to consistency analysis for Policy LU-G.4, above. The consistency determination review process would ensure consistency with regional airports including Navy and Marine Corps installations.	The project would be consistent with this policy.
H. Balanced Communities and Equitable Development Goals	Ensure diverse and balanced neighborhoods and communities with housing available for households of all income levels. Community and neighborhood-specific strategies and implementation measures to achieve equitable development.	The Nakano Project provides housing options at varying sizes and prices points which may be attainable for citizens at various economic levels, diversifying the workforce and in turn the economic base of the region. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be	The project would be consistent with these goals.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.</p> <p>The Nakano Project provides an equitable range of recreational amenities and housing units for all ages and income levels to help meet the present and future housing needs of the community.</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
<p>Policy LU-H.1</p>	<p>Promote development of balanced communities that take into account community-wide involvement, participation, and needs.</p> <ul style="list-style-type: none"> a. Plan village development with the involvement of a broad range of neighborhood, business, and recognized community planning groups and consideration of the needs of individual neighborhoods, available resources, and willing partners. b. Invest strategically in public infrastructure and offer development incentives that are consistent with the neighborhood’s vision. c. Recognize the important role that schools play in neighborhood life and look for opportunities to form closer partnerships among local schools, residents, neighborhood groups, and the City with the goal of improving public education. d. Ensure that neighborhood development and redevelopment addresses the needs of older people, particularly those disadvantaged by age, disability, or poverty e. Provide affordable housing opportunities within the community to help offset the displacement of the existing population. f. Provide a full range of senior housing 	<p>The Nakano Project is a residential project located along I-805 and will have a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project and the commercial, retail, and public uses such as schools, parks, and transit facilities within the vicinity.</p> <p>On-site infrastructure will support the project and the development. No off-site infrastructure improvements will be necessary.</p> <p>Further, the Nakano Project will contribute to civic facilities through payment of Development Impact Fees (DIFs) that go towards community planned improvements, such as schools.</p> <p>The Nakano Project assists the City to attain additional housing units that help meet the City’s present and future housing needs. The Project provides a range of housing types, contributing both single-family and multi-family units, responding to the needs of all citizens regardless of age, disability, or income level.</p> <p>The Nakano Project offers a variety of housing options from detached condominiums to multi-family dwelling units and 22 affordable housing units. Per</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>from active adult to convalescent care in an environment conducive to the specific needs of the senior population.</p>	<p>the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households. The Nakano Project does not include age restricted units. Therefore, this is not applicable. However, there are a range of housing types available for all ages and income levels.</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
<p>Policy LU-H.2</p>	<p>Provide affordable housing throughout the City so that no single area experiences a disproportionate concentration.</p>	<p>The City of San Diego’s Inclusionary Affordable Housing Ordinance states that all new residential development of 10 or more dwelling units are required to provide a certain percentage (10% of the total dwelling units in the development) of affordable units in the development or pay an Inclusionary In Lieu Fee. The Nakano Project includes 22 affordable housing units, therefore meeting the requirements of the City of San Diego Inclusionary Affordable Housing Ordinance.</p> <p>Additionally, the Nakano Project is consistent with the Chula Vista Housing Element which ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy LU-H.3</p>	<p>Provide a variety of housing types and sizes with varying levels of affordability in residential and village developments.</p>	<p>The Nakano Project offers a variety of housing options from detached condominiums to multi-family dwelling units and 22 affordable housing units. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		affordable to low income households and five percent (5%) must be affordable to moderate income households.	
Policy LU-H.6	Provide linkages among employment sites, housing, and villages via an integrated transit system and a well-defined pedestrian and bicycle network.	The Nakano Project is located along I-805 and will have a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project and the commercial, retail, and public uses such as schools, parks, and transit facilities within the vicinity.	The project would be consistent with this policy.
Policy LU-H.7	Provide a variety of different types of land uses within a community in order to offer opportunities for a diverse mix of uses and to help create a balance of land uses within a community (see also LU-A.7).	The Nakano Project assists the City and the greater San Diego region attain a variety of land uses such as recreational amenities and housing units. Additionally, the Nakano Project contributes to civic facilities through payment of Development Impact Fees (DIFs) that go towards community planned improvements, such as schools, parks and transit facilities.	The project would be consistent with this policy.
I. Environmental Justice Goals	<p>Ensure a just and equitable society by increasing public outreach and participation in the planning process.</p> <p>Equitable distribution of public facilities, infrastructure, and services throughout all communities.</p> <p>Improve mobility options and accessibility in every community</p>	The Nakano Project would be consistent with all applicable state and local notification process requirements. The project will be presented in front of the Otay Mesa Community Planning Group (CPG) as well as Planning Commission and City Council for both the City of San Diego and the City of Chula Vista. The public will be able to engage, contribute	The project would be consistent with these goals.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Promote and ensure environmental protection that will emphasize the importance of safe and healthy communities.</p>	<p>and comment during all of these meetings.</p> <p>The Nakano Project is a private residential project. The development will tie into existing water, sewer, and drainage facilities. A water and sewer study has been completed for the project which conclude that there is adequate capacity to support this project. These facilities are provided by the City of San Diego.</p> <p>The Nakano Project is organized by new street connections, sidewalks, paseos, trail connections, and bicycle facilities that will serve residents and visitors. These mobility improvements will tie into the existing local and regional mobility network.</p> <p>An HRA was prepared for the site that followed OEHHA 2015 guidelines (OEHHA 2015) and SDAPCD guidance to calculate the health risk impacts at all proximate receptors. The Air Quality report concludes that the project operation would result in a less-than-significant impact to air quality.</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy LU-I.1	<p>Ensure environmental justice in the planning process through meaningful public involvement.</p> <ul style="list-style-type: none"> a. Assure potentially affected community residents that they have opportunities to participate in decisions that affect their environment and health and that the concerns of all participants involved will be considered in the decision-making process. b. Increase public outreach to all segments of the community so that it is informative and detailed in terms of process and options available to the community. c. Consult with California Native American tribes to provide them with an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting or mitigating impacts to cultural places. 	<p>The Nakano Project would be consistent with all applicable state and local notification process requirements. The project will be presented in front of the Otay Mesa Community Planning Group (CPG) as well as Planning Commission and City Council for both the City of San Diego and the City of Chula Vista. The public will be able to engage, contribute and comment during all of these meetings.</p> <p>Consultation with Native American tribes has occurred in accordance with Assembly Bill (AB) 52 requirements.</p>	The project would be consistent with this policy.
Policy LU-I.14	As part of community plan updates or amendments that involve land use or intensity changes, evaluate public health risks associated with identified sources of hazardous substances and toxic air emissions (see also Conservation Element, Section F). Create adequate distance separation, based on documents such as those recommended by the California Air Resources Board and site specific analysis, between sensitive receptor land use	An HRA was prepared for the site that followed OEHHA 2015 guidelines (OEHHA 2015) and SDAPCD guidance to calculate the health risk impacts at all proximate receptors. The Air Quality report discusses that the project would not result in a cumulatively considerable contribution to regional O3 concentrations or other criteria pollutant emissions. The project will include MERV-13 filters in all homes to reduce diesel particulate matter	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>designations and potential identified sources of hazardous substances such as freeways, industrial operations or areas such as warehouses, train depots, port facilities, etc.</p>	<p>concentrations in homes associated with the site’s proximity to the freeway. Additionally, the landscape plan identifies trees along the project’s western boundary to provide buffering between the freeway and the project site.</p>	
MOBILITY ELEMENT			
<p>A) Walkable Community Goals</p>	<p>A city where walking is a viable travel choice, particularly for trips of less than one-half mile. A safe and comfortable pedestrian environment. A complete, functional, and interconnected pedestrian network, that is accessible to pedestrians of all abilities. Greater walkability achieved through pedestrian friendly street, site and building design.</p>	<p>The Nakano Specific Plan includes design guidelines that include visual and physical access for pedestrians; pedestrian circulation via sidewalks, paseos, trails, and private drives; human scale design elements; street-engaging facades via walkways and visible front entries, and alley-loaded products. These mobility improvements tie into the existing local and regional mobility network. There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennery Road, thus facilitating transit usership. Regional commercial uses are located just south of the site which offer services for routine errands.</p>	<p>The project would be consistent with these goals.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
<p>Policy ME-A.1</p>	<p>Design and operate sidewalks, streets, and intersections to emphasize pedestrian safety and comfort through a variety of street design and traffic management solutions, including but not limited to those described in the Pedestrian Improvements Toolbox, Table ME-1.</p>	<p>The Nakano Project includes roadways with sidewalks, paseo, and trail connections to promote an inviting pedestrian-friendly street environment. Additionally, the Nakano Project will include a range of design techniques to enhance pedestrian safety and comfort, including but not limited to, shade trees and landscaping that reduce heat island issues, pedestrian scaled lighting and ADA compliant sidewalks. HOA protocols may be put in place to provide additional crime prevention techniques.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy ME-A.2</p>	<p>Design and implement safe pedestrian routes. Collaborate with appropriate community groups, and other interested private and public sector groups or individuals to design and implement safe pedestrian routes to schools, transit, and other highly frequented destinations. Implement needed improvements and programs such as wider and noncontiguous sidewalks, more visible pedestrian crossings, traffic enforcement, traffic calming, street and pedestrian lighting, pedestrian trails, and educating children on traffic and bicycle safety. Promote "Walking School Bus" efforts where parents or other responsible adults share the responsibility of escorting</p>	<p>Refer to the analysis for Mobility Element Goal A and Policy ME-A.1 above for pedestrian improvements and design elements.</p> <p>The Nakano Project will be presented to the Otay Mesa Community Planning Group to collaborate and receive feedback on all proposed pedestrian improvements.</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>children to and from school by foot or bicycle.</p> <p>When new schools are planned, work with school districts and affected communities to locate schools so that the number of students who can walk to school safely is maximized.</p> <p>Implement Crime Prevention Through Environmental Design (CPTED) measures to reduce the threat and incidence of crime in the pedestrian environment (see also Urban Design Element, Policy UD-A.17).</p> <p>Ensure that there are adequate law enforcement, code enforcement, and litter and graffiti control to maintain safe and attractive neighborhoods.</p> <p>Provide adequate levels of lighting for pedestrian safety and comfort.</p>		
<p>Policy ME-A.4</p>	<p>Make sidewalks and street crossings accessible to pedestrians of all abilities.</p> <ul style="list-style-type: none"> a. Meet or exceed all federal and state requirements. b. Provide special attention to the needs of children, the elderly, and people with disabilities. c. Maintain pedestrian facilities to be free of damage or trip hazards. 	<p>Refer to the analysis for Mobility Element Goal A and Policy ME-A.1 above. All proposed sidewalks and street crossings would be constructed in accordance with all federal, state, and local safety requirements.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy ME-A.5</p>	<p>Provide adequate sidewalk widths and clear path of travel as determined by street classification, adjoining land uses, and expected pedestrian usage.</p>	<p>Refer to the analysis for Mobility Element Goal A and Policy ME-A.1 above. The project would design driveways in consideration of pedestrian impacts.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<ul style="list-style-type: none"> a. Minimize obstructions and barriers that inhibit pedestrian circulation. b. Consider pedestrian impacts when designing the width and number of driveways within a street segment. 		
<p>Policy ME-A.6</p>	<p>Work toward achieving a complete, functional and interconnected pedestrian network.</p> <p>Ensure that pedestrian facilities such as sidewalks, trails, bridges, pedestrian oriented and street lighting, ramps, stairways and other facilities are implemented as needed to support pedestrian circulation. Additional examples of pedestrian facilities are provided in the Pedestrian Improvements Toolbox, Table ME-1.</p> <ul style="list-style-type: none"> 1. Close gaps in the sidewalk network. 2. Provide convenient pedestrian connections between land uses, including shortcuts where possible. 3. Design grading plans to provide convenient and accessible pedestrian connections from new development to adjacent uses and streets. <ul style="list-style-type: none"> b. Link sidewalks, pedestrian paths and multipurpose trails into a continuous region- wide network where possible. c. Provide and maintain trash and recycling receptacles, and restrooms available to the public where needed. 	<p>Refer to the analysis for Mobility Element Goal A and subsequent policies above. The Nakano Project includes roadways with sidewalks, paseo, and trail connections, that link throughout the development and into the surrounding mobility network to promote an inviting pedestrian-friendly street environment. The surrounding mobility network links to nearby medical, commercial and residential land uses.</p> <p>The Nakano Project may be subject to the City of Chula Vista Municipal Code, City of San Diego Municipal Code, and City of Chula Vista Recycling and Solid Waste Planning Manual. Trash and recycling receptacles within the Nakano Project shall be made available in conformance to the applicable regulations.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>d. Address pedestrian needs as an integral component of community and public facilities financing plan updates and amendments, other planning studies and programs, and the development project review process.</p> <p>e. Routinely accommodate pedestrian facilities and amenities into private and public plans and projects.</p>		
<p>Policy ME-A.7</p>	<p>Improve walkability through the pedestrian- oriented design of public and private projects in areas where higher levels of pedestrian activity are present or desired.</p> <p>a. Enhance streets and other public rights-of- way with amenities such as street trees, benches, plazas, public art or other measures including, but not limited to those described in the Pedestrian Improvement Toolbox, Table ME-1 (see also Urban Design Element, Policy UD-A.10)</p> <p>b. Design site plans and structures with pedestrian-oriented features (see also Urban Design, Policies UD-A.6, UD-B.4, and UD-C.6).</p> <p>c. Encourage the use of non-contiguous sidewalk design where appropriate to help separate pedestrians from auto traffic. In some areas, contiguous sidewalks with trees planted in grates adjacent to the street may be a preferable design.</p>	<p>Refer to the analysis for Mobility Element Goal A and subsequent policies above. The Design Guidelines include landscaping and architectural requirements, which would enhance public spaces and create compatibility with surrounding communities.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>d. Enhance alleys as secure pathways to provide additional pedestrian connections.</p> <p>e. Implement traffic-calming measures to improve walkability in accordance with Policy ME-C.5.</p> <p>f. When existing sidewalks are repaired or replaced, take care to retain sidewalk stamps and imprints that are indicators of the age of a particular neighborhood, or that contribute to the historic character of a neighborhood.</p>		
Policy ME-A.8	Encourage a mix of uses in villages, commercial centers, transit corridors, employment centers and other areas as identified in community plans so that it is possible for a greater number of short trips to be made by walking.	The Nakano Project does not include village, commercial, transit corridors or employment centers. The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses. However, there are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennery Road.	The project would be consistent with this policy.
B. Transit First Goals	Increased transit ridership.	The Nakano Project would place housing near existing transit. There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway. Two are on Palm Avenue and two are on Dennery Road	The project would be consistent with this goal.
C. Street and Freeway System Goals	<p>An interconnected street system that provides multiple linkages within and between communities.</p> <p>Vehicle congestion relief.</p>	The Nakano Project is organized by new street connections, sidewalks, paseos, trail connections, and bicycle facilities that will serve residents and visitors. These mobility improvements will tie into the existing	The project would be consistent with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Safe and efficient street design that minimizes environmental and neighborhood impacts.</p> <p>Well maintained streets.</p>	<p>local and regional mobility network. All roadways in the development are interconnected and will be designed to meet City standards.</p> <p>While the Nakano Project will not be making any individual transit system improvements, it will have a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project and the commercial, retail, and public uses such as schools, parks, and transit facilities within the vicinity.</p>	
<p>Policy ME-C.3</p>	<p>Design an interconnected street network within and between communities, which includes pedestrian and bicycle access, while minimizing landform and community character impacts. a. Identify locations where the connectivity of the street network could be improved through the community plan update and amendment process, the Regional Transportation Plan update process, and through discretionary project review (see also Urban Design Element, Policy UDB.5). b. Use local and collector streets to form a network of connections to disperse traffic and give people a choice of routes to neighborhood destinations such as</p>	<p>Refer to the analysis for Mobility Element Goal C. The Nakano Project is designed with an interconnected street network that ties into the surrounding mobility network.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>schools, parks, and village centers. This network should also be designed to control traffic volumes and speeds through residential neighborhoods.</p> <p>1. In newly developing areas or in large-scale redevelopment/infill projects, strive for blocks along local and collector streets to have a maximum perimeter of 1,800 feet.</p> <p>2. When designing modifications/improvements to an existing street system, enhance street or pedestrian connections where possible.</p> <p>c. Provide direct and multiple street and sidewalk connections within development projects, to neighboring projects, and to the community at large.</p> <p>d. Where possible, design or redesign the street network, so that wide arterial streets do not form barriers to pedestrian traffic and community cohesiveness.</p>		
<p>Policy ME-C.8</p>	<p>Implement Traffic Impact Study Guidelines that address site and community specific issues.</p> <p>a. Give consideration to the role of alternative modes of transportation and transportation demand management (TDM) plans in addressing development project traffic impacts.</p> <p>b. Consider the results of site-specific studies or reports that justify vehicle trip reductions (see also ME-E.7).</p> <p>c. Implement best practices for multi-</p>	<p>A Vehicle Miles Traveled Analysis was completed pursuant to the City’s current guidelines that addresses the traffic impacts of the site. This report has been submitted to City.</p> <p>The Nakano Project is accompanied by a Transportation Demand Management (TDM) plan which includes recommended elements as Project conditions of approval, including: providing information about the SANDAG’s iCommute program;</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	modal quality/level of service analysis guidelines to evaluate potential transportation impacts and determine appropriate mitigation measures from a multi-modal perspective.	encouraging carpooling; and encouraging bike and transit usage.	
Policy ME-C.9	Implement best practices for multi-modal quality/level of service analysis guidelines to evaluate potential transportation improvements from a multimodal perspective in order to determine optimal improvements that balance the needs of all users of the right of way.	The Nakano Project would provide pedestrian and bicycle connectivity to the neighborhood due to proximity to bicycle routes, provide pedestrian sidewalk connections. Furthermore, the Nakano Project would be located near MTS bus route 933 and I-805. These Project characteristics would promote pedestrian and bicycle activity and alternate forms of transportation.	The project would be consistent with this policy.
E. Transportation Demand Management Goals	Reduced single-occupant vehicle traffic on congested streets and freeways. Improved performance and efficiency of the street and freeway system, by means other than roadway widening or construction. Expanded travel options and improved personal mobility.	Refer to the analysis for Mobility Element Goal C and Policy ME-C.9 above. The Nakano Project provides pedestrian and bicycle facilities that connect to the greater mobility network in the area, providing multi-modal options and decreasing automobile dependence.	The project would be consistent with this goal.
Policy ME-E.1	Support and implement TDM strategies including, but not limited to: alternative modes of transportation, alternative work schedules, and telework.	The Nakano Project is accompanied by a Vehicle Miles Traveled Analysis which provides a TDM plan that includes recommended elements as Project conditions of approval, including: provide information about the SANDAG's iCommute program; encourage carpooling; and encourage alternative	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		modes of transportation including bike and transit usage.	
Policy ME-E.2	Maintain and enhance personal mobility options by supporting public and private transportation projects that will facilitate the implementation of Transportation Demand Management (TDM) strategies.	Refer to the analysis for Mobility Element Goal C and Policy ME-E.1 above. The Nakano Project includes a TDM plan and outlines recommended strategies to enhance mobility options.	The project would be consistent with this policy.
Policy ME-E.3	Emphasize the movement of people rather than vehicles.	Refer to the analysis for Mobility Element Goal C and subsequent polices above.	The project would be consistent with this policy.
Policy ME-E.4	Promote the most efficient use of the City's existing transportation network.	The Nakano Project's circulation system is designed to interconnect with the existing adjacent public street system and does not facilitate cut-through automobile traffic.	The project would be consistent with this policy.
Policy ME-E.6.	Require new development to have site designs and on-site amenities that support alternative modes of transportation. Emphasize pedestrian and bicycle-friendly design, accessibility to transit, and provision of amenities, that are supportive and conducive to implementing TDM strategies such as car sharing vehicles and parking spaces, bike lockers, preferred rideshare parking, showers and lockers, on-site food service, and child care, where appropriate.	Refer to the analysis for Mobility Element Goal C and E and subsequent polices above.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy ME-E.7	Consider TDM programs with achievable trip reduction goals as partial mitigation for development project traffic and air quality impacts.	Refer to the analysis for Mobility Element Goal E and Policy ME-E.1 above. The Nakano Project included a TDM plan.	The project would be consistent with this policy.
Policy ME-E.8	Monitor implementation of TDM programs to ensure effectiveness.	Refer to the analysis for Mobility Element Goal E and Policy ME-E.1 above. The Nakano Project included a TDM plan.	The project would be consistent with this policy.
Policy ME-F.2	<p>Identify and implement a network of bikeways that are feasible, fundable, and serve bicyclists' needs, especially for travel to employment centers, village centers, schools, commercial districts, transit stations, and institutions.</p> <p>Develop a bikeway network that is continuous, closes gaps in the existing system, improves safety, and serves important destinations.</p> <p>Implement bicycle facilities based on a priority program that considers existing deficiencies, safety, commuting needs, connectivity of routes, and community input.</p> <p>Recognize that bicyclists use all City roadways.</p> <p>Design future roadways to accommodate bicycle travel; and</p> <p>Upgrade existing roadways to enhance bicycle travel, where feasible.</p>	Refer to the analysis for Mobility Element Goal F above. The Nakano Project includes bike facilities that tie into the existing bike facilities on Dennery Road and the greater mobility network.	The project would be consistent with this policy.
Policy ME-F.3	Maintain and improve the quality, operation, and integrity of the bikeway	Refer to the analysis for Mobility Element Goal F above. The Nakano Project includes bike facilities that tie into the	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	network and roadways regularly used by bicyclists.	existing bike facilities on Dennery Road and the greater mobility network.	
Policy ME-F.4	Provide safe, convenient, and adequate short- and long-term bicycle parking facilities and other bicycle amenities for employment, retail, multifamily housing, schools and colleges, and transit facility uses. Continue to require bicycle parking in commercial and multiple unit residential zones. Provide bicycle facilities and amenities to help reduce the number of vehicle trips.	Refer to the analysis for Mobility Element Goal F, above. The Nakano Project includes separated Bike Path that buffers bicycles from automobile traffic.	The project would be consistent with this policy.
G. Parking Management Goal	New development with adequate parking through the application of innovative citywide parking regulations.	The Nakano Project is a residential project. Parking will be provided within each unit’s garage and driveway, with the exception of a percentage of parking being common area parking. Parking will adhere to City standards.	The project would be consistent with this goal.
Policy ME-G.1	Provide and manage parking so that it is reasonably available when and where it is needed.	Refer to the analysis for Mobility Element Goal G above. The Nakano Project will adhere to City standards for parking.	The project would be consistent with this policy.
Policy ME-G.2.b	Strive to reduce the amount of land devoted to parking through measures such as parking structures, shared parking, mixed-use developments, and managed public parking, while still providing appropriate levels of parking.	Refer to the analysis for Mobility Element Goal G above. The Nakano Project will adhere to City standards for parking.	The project would be consistent with this policy.
URBAN DESIGN ELEMENT			

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
<p>A. General Urban Design Goals</p>	<p>A built environment that respects San Diego’s natural environment and climate. An improved quality of life through safe and secure neighborhoods and public places. A pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context. A City with distinctive districts, communities, neighborhoods, and village centers where people gather and interact. Maintenance of historic resources that serve as landmarks and contribute to the City’s identity. Utilization of landscape as an important aesthetic and unifying element throughout the City.</p>	<p>The Nakano Project provides a range of housing type, including a variety of sizes, prices, and product types to accommodate residents of all ages and income levels. High-quality design which would be accomplished through implementation of project- specific design guidelines. Entrances into the project would be clearly marked and accessible with distinct landscape features, building forms, and direct pedestrian paths.</p> <p>The Specific Plan includes policies, standards, and procedures to maintain the integrity of the surrounding residential neighborhoods. The broader Ocean View Hills community contains residential development of similar size, scale, and architectural styles. The Specific Plan includes adequate setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions. The design guidelines are crafted to ensure new development recognizes and enhances the interface of the community by contributing additional recreational amenities and housing units that mesh with its surrounding community.</p>	<p>The project would be consistent with this goal.</p>

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		<p>Project amenities include pocket parks, trail access to the Otay Valley Regional Park (OVRP), and internal landscaped pathways, or paseos.</p>	
<p>Policy UD-A.1</p>	<p>Preserve and protect natural landforms and features. a. Protect the integrity of community plan designated open spaces b. Continue to implement the Multiple Species Conservation Program (MSCP) to conserve San Diego’s natural environment and create a linked open space system. Preserve and enhance remaining naturally occurring features such as wetlands, riparian zones, canyons, and ridge lines.</p>	<p>The Nakano Project would provide an adequate avoidance buffer from on-site jurisdictional areas outside the impact limit. Other avoidance and mitigation measures that conserve biological resources are included in the CEQA compliance documentation. Additionally, the Nakano Project will be subject to applicable city brush management requirements that ensure appropriate buffering from the adjacent open space.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
<p>Policy UD-A.2</p>	<p>Use open space and landscape to define and link communities.</p> <ul style="list-style-type: none"> a. Link villages, public attractions, canyons, open space and other destinations together by connecting them with trail systems, bikeways, landscaped boulevards, formalized parks, and/or natural open space, as appropriate. b. Preserve and encourage preservation of physical connectivity and access to open space. c. Recognize that sometimes open spaces prevent the continuation of transportation corridors and inhibit mobility between communities. Where conflicts exist between mobility and open space goals, site-specific solutions may be addressed in community plans. 	<p>The Specific Plan includes development standards and design guidelines intended to create attractive development that compliments surrounding developments and provides visual interest for residents and visitors. The Specific Plan standards and guidelines inform future development and design elements such as mobility, open space, and landscape design.</p> <p>The Nakano Project provides a series of private drives, bicycle facilities, sidewalks, landscaped paseos and trails that tie into the existing regional transportation network including a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy UD-A.3</p>	<p>Design development adjacent to natural features in a sensitive manner to highlight and complement the natural environment in areas designated for development. Integrate development on hillside parcels with the natural environment to preserve and enhance views, and protect areas of unique topography. Minimize grading to maintain the natural topography, while contouring any</p>	<p>The Nakano Project is adjacent to the Otay Valley Regional Park (OVRP). The development includes a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP, preserving and enhancing views across the OVRP.</p> <p>The Nakano Project will include substantial grading onsite. However, variable lot sizes, clustered housing, and stepped-back</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>landform alterations to blend into the natural terrain.</p> <p>Utilize variable lot sizes, clustered housing, stepped-back facades, split-level units or other alternatives to slab foundations to minimize the amount of grading.</p> <p>Consider terraced homes, stepped down with the slope for better integration with the topography to minimize grading in sensitive slope areas.</p> <p>Utilize a clustered development pattern, single-story structures or single-story roof elements, or roofs sloped toward the open space system or natural features, to ensure that the visibility of new developments from natural features and open space areas are minimized.</p> <p>Provide increased setbacks from canyon rims or open space areas to ensure that the visibility of new development is minimized.</p> <p>Screen development adjacent to natural features as appropriate so that development does not appear visually intrusive, or interfere with the experience within the open space system. The provision of enhanced landscaping adjacent to natural features could be used to soften the appearance of or buffer development from the natural features.</p> <p>Use building and landscape materials that blend with and do not create visual or</p>	<p>facades will be utilized, reducing the amount of grading.</p> <p>The edges of the development include landscaped slopes that buffer the development from surrounding developments and open space areas. Additionally, the Nakano project includes brush management zones that requires landscape and open space buffers that maintain a naturalized or softer edge to the residential development. Views to the development from the OVRP shall be softened by the Nakano Project’s vegetated slopes landscaping along the northern boundary, adjacent to the OVRP. There are residential developments to the east of the Specific Plan Area, adjacent to the OVRP, that are comprised of a variety of residential and recreational uses. The Specific Plan includes adequate setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions. The design guidelines are crafted to ensure new development recognizes and enhances the interface of the community by using building and landscape materials that mesh with the surrounding natural areas as well as the neighboring communities.</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>other conflicts with the natural environment in instances where new buildings abut natural areas. This guideline must be balanced with a need to clear natural vegetation for fire protection to ensure public safety in some areas. Ensure that the visibility of new development from natural features and open space areas is minimized to preserve the landforms and ridgelines that provide a natural backdrop to the open space systems. For example, development should not be visible from canyon trails at the point the trail is located nearest to proposed development. Lines-of-sight from trails or the open space system could be used to determine compliance with this policy.</p> <p>Design and site buildings to permit visual and physical access to the natural features from the public right-of-way.</p> <p>Encourage location of entrances and windows in development adjacent to open space to overlook the natural features.</p> <p>Protect views from public roadways and parklands to natural canyons, resource areas, and scenic vistas.</p> <p>Preserve views and view corridors along and/or into waterfront areas from the public right-of-way by decreasing the</p>	<p>The Specific Plan Area is at a higher topography than Dennery Road where the entrance to the Project will come from. As such, the view of the adjacent natural areas will not be visible from the Project entrance. However, Private Driveway 'A', which provides the main entrance to the site will pass the natural area to the south of the Specific Plan Area.</p> <p>An overlook pocket park will provide views of and trails to the OVRP, which includes access to scenic view points and parklands.</p> <p>The Nakano Project will be subject to applicable city brush management requirements that ensure appropriate buffering from the adjacent open space, providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Fire-resistant plants, drought tolerant native vegetation will also be incorporated into the development.</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>heights of buildings as they approach the shoreline, where possible.</p> <p>Provide public pedestrian, bicycle, and equestrian access paths to scenic view points, parklands, and where consistent with resource protection, in natural resource open space areas.</p> <p>Provide special consideration to the sensitive environmental design of roadways that traverse natural open space systems to ensure an integrated aesthetic design that respects open space resources. This could include the use of alternative materials such as “quiet pavement” in noise sensitive locations, and bridge or roadway designs that respect the natural environment.</p> <p>Design structures to be ignition and fire-resistant in fire prone areas or at-risk areas as appropriate. Incorporate fire-resistant exterior building materials and architectural design features to minimize the risk of structure damage or loss due to wildfires.</p>		
<p>Policy UD-A.4</p>	<p>Use sustainable building methods in accordance with the sustainable development policies in the Conservation Element.</p>	<p>The Nakano Project will comply with current Title 24, Part 6, of the California Code of Regulations energy efficiency standards for electrical appliances and other devices at the time of building construction. The Nakano Project would use energy supplied by SDG&E, which is in compliance with the Renewables Portfolio</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>Standard. The Project would be in compliance with the current building standards and install solar photovoltaic systems and would provide two designated preferred parking for alternative fuel vehicles.</p> <p>During both construction and operation of the project, the Project would comply with all state regulations related to solid waste generation, storage, and disposal, including the California Integrated Waste Management Act, as amended. During construction, all wastes would be recycled to the maximum extent possible.</p> <p>In addition, as stated in the Air Quality and Greenhouse Gas Emissions Analysis Technical Report, the Project's buildings would meet green building standards that are in effect at the time of construction. The project's employees would use consumer products that would comply with the regulations that are in effect at the time of manufacture.</p>	
<p>Policy UD-A.5</p>	<p>Design buildings that contribute to a positive neighborhood character and relate to neighborhood and community context. Relate architecture to San Diego's unique climate and topography.</p>	<p>The Specific Plan includes development standards and design guidelines intended to create attractive development that compliments surrounding developments and provides visual interest for residents and visitors. The Specific Plan standards and guidelines inform future development</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Encourage designs that are sensitive to the scale, form, rhythm, proportions, and materials proximate to commercial areas and residential neighborhoods that have a well-established, distinctive character. Provide architectural features that establish and define a building’s appeal and enhance the neighborhood character. Encourage the use of materials and finishes that reinforce a sense of quality and permanence.</p> <p>Provide architectural interest to discourage the appearance of blank walls for development. This would include not only building walls, but fencing bordering the pedestrian network, where some form of architectural variation should be provided to add interest to the streetscape and enhance the pedestrian experience. For example, walls could protrude, recess, or change in color, height, or texture to provide visual interest.</p> <p>f. Design building wall planes to have shadow relief, where pop-outs, offsetting planes, overhangs, and recessed doorways are used to provide visual interest at the pedestrian level.</p> <p>g. Design rear elevations of buildings to be as well-detailed and visually interesting as the front elevation, if they will be visible from a public right-of-way or accessible public place or street.</p>	<p>and design elements such as architecture, landscape and site design.</p> <p>The Nakano Project is surrounded by residential developments within the Ocean View Hills community, which is comprised of a variety of residential and recreational uses. The Nakano Project will enhance the interface of the community by contributing additional recreational amenities and housing units.</p> <p>The Specific Plan includes policies, standards, and procedures to maintain the integrity of the surrounding residential neighborhoods. The broader Ocean View Hills community contains residential development of similar size, scale, and architectural styles. The Specific Plan includes adequate setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions. The design guidelines are crafted to ensure new development recognizes and enhances the interface of the community by contributing additional recreational amenities and housing units that mesh with its surrounding community.</p>	

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	<p>h. Acknowledge the positive aspects of nearby existing buildings by incorporating compatible features in new developments.</p> <p>i. Maximize natural ventilation, sunlight, and views.</p> <p>j. Provide convenient, safe, well-marked, and attractive pedestrian connections from the public street to building entrances.</p> <p>k. Design roofs to be visually appealing when visible from public vantage points and public rights-of-way.</p>		
<p>Policy UD-A.6</p>	<p>Create street frontages with architectural and landscape interest to provide visual appeal to the streetscape and enhance the pedestrian experience.</p> <p>Locate buildings on the site so that they reinforce street frontages.</p> <p>Relate buildings to existing and planned adjacent uses.</p> <p>Ensure that building entries are prominent, visible, and well-located.</p> <p>Maintain existing setback patterns, except where community plans call for a change to the existing pattern.</p> <p>Minimize the visual impact of garages, parking and parking portals to the pedestrian and street façades.</p>	<p>The Specific Plan includes design guidelines that include varied and articulated building facades; visual and physical access for pedestrians; pedestrian circulation via sidewalks, paseos, trails, and private drives; human scale design elements; street-engaging facades via walkways and visible front entries, and alley-loaded products.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy UD-A.8</p>	<p>Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</p>	<p>The Nakano Project will utilize drought-tolerant native vegetation, planted in an informal pattern for all landscapes within the project in order to conserve water. The Nakano Project includes</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Maximize the planting of new trees, street trees, and other plants for their shading, air quality, and livability benefits (See also Urban Forestry section of Conservation Element, Policies CE-A.11, CE-A.12, and Section J).</p> <p>Encourage water conservation through the use of drought-tolerant landscape.</p> <p>Use landscape to support stormwater management goals for filtration, percolation, and erosion control.</p> <p>Use landscape to provide unique identities within neighborhoods, villages, and other developed areas.</p> <p>Landscape materials and design should complement and build upon the existing character of the neighborhood (See also Conservation Element, Section J).</p> <p>Design landscape bordering the pedestrian network with new elements, such as a new plant form or material, at a scale and at intervals appropriate to the site. This is not intended to discourage a uniform street tree or landscape theme, but to add interest to the streetscape and enhance the pedestrian experience.</p> <p>Shade paved areas, especially parking lots.</p> <p>Use landscaped walkways to direct people to proper entrances and away from private areas.</p> <p>Reduce barriers to views or light by selecting appropriate tree types, pruning</p>	<p>community-based green infrastructure such as pocket parks, landscaped paseos, overlook areas and OVRP trail connections. Landscaping and shade trees will be used throughout the development to save energy and reduce heat island issues.</p> <p>Development of the Nakano Project drainage system includes private storm drains to collect rooftop and surface drainage, and two biofiltration basins and a detention vault upstream of a modular wetland unit. The Nakano Project also addresses stormwater management through the use of transitional vegetation for protection of nearby habitat areas.</p> <p>Additionally, the Specific Plan includes adequate minimum setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions. The Nakano Project will be subject to applicable city brush management requirements that ensure appropriate buffering from the adjacent open space.</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>thick hedges, and large overhanging tree canopies.</p> <p>Utilize landscape adjacent to natural features to soften the visual appearance of a development and provide a natural buffer between the development and open space areas</p>		
<p>Policy UD-A.13.</p>	<p>Provide lighting from a variety of sources at appropriate intensities and qualities for safety.</p> <p>Provide pedestrian-scaled lighting for pedestrian circulation and visibility.</p> <p>Use effective lighting for vehicular traffic while not overwhelming the quality of pedestrian lighting.</p> <p>Use lighting to convey a sense of safety while minimizing glare and contrast.</p> <p>Use vandal-resistant light fixtures that complement the neighborhood and character.</p> <p>Focus lighting to eliminate spill-over so that lighting is directed and only the intended use is illuminated.</p>	<p>As stated in Section 3.8.2, Lighting, of the Nakano Specific Plan, a lighting plan shall be approved prior to construction that includes but is not limited to pole mounted site lighting, tree uplights, and bollard lighting, as well as a monument lighting at the monument sign at project entrance. The lighting plan provide standards for pole mounted site lighting, tree uplights, and bollard lighting, as well as a monument lighting at the monument sign. Additionally, the Specific Plan includes design guidelines for lighting that address the design, scale, material, light quality, and intensity.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy UD-A.14.</p>	<p>Provide comprehensive project sign plans to effectively utilize sign area.</p> <p>a. Design signs as a means to communicate a unified theme and identity for the project.</p> <p>b. Include pedestrian-oriented signs to acquaint users with various aspects of a development. Place signs to direct vehicular and pedestrian circulation.</p>	<p>The Specific Plan outlines development standards and design guidelines for signage within the Project, including type, size, and design.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>c. Post signs to provide directions and rules of conduct where appropriate behavior control is necessary.</p> <p>d. Design signs to minimize negative visual impacts.</p>		
<p>Policy UD-A.17.</p>	<p>Incorporate crime prevention through environmental design measures, as necessary, to reduce incidences of fear and crime, and design safer environments. Design projects to encourage visible space and “eyes on the street” security that will serve as a means to discourage and deter crime through the location of physical features, activities, and people to maximize visibility.</p> <p>Define clear boundaries between public, semi-public/private, and private spaces. Promote regulations, programs, and practices that result in the proper maintenance of the measures employed for CPTED surveillance, access control, and territoriality.</p> <p>Consider pedestrian scale lighting and indirect techniques to provide adequate security but not glare and flood-light conditions.</p>	<p>The Nakano Project includes specified Design Guidelines to encourage a variety of streetscape elements that reinforce Crime Prevention through Environmental Design (CPTED) techniques and social interaction. The Design Guidelines include techniques such as defined boundaries between public and private property with fencing, building setbacks, sidewalk location, and open landscaping.</p> <p>The Nakano Project will provide pedestrian scale lighting to create a safer environment for pedestrians through the Project, additionally, pocket parks are encouraged to provide safety lighting to deter crime and provide safe spaces.</p> <p>Residential units within the Nakano Project will face the street providing “eyes on the street” for pedestrians.</p> <p>Future residents of the Nakano Project may choose to establish and maintain a crime watch program.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
<p>B. Distinctive Neighborhoods and Residential Design Goals</p>	<p>A city of distinctive neighborhoods. Development that protects and improves upon the desirable features of San Diego’s neighborhoods. Innovative design for a variety of housing types to meet the needs of the population. Infill housing, roadways and new construction that are sensitive to the character and quality of existing neighborhoods. Pedestrian connections linking residential areas, commercial areas, parks, and open spaces.</p>	<p>The Nakano Project consists of the development of up to 221 residential dwelling units. The Nakano Project offers a variety of housing options from detached condominiums to multi-family dwelling units and 22 affordable housing units. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.</p> <p>The Nakano Project provides high-quality recreational amenities within the SPA, in proximity to its residents as well as the surrounding residents.</p> <p>The Specific Plan includes policies, standards, and procedures to maintain the integrity of the surrounding residential neighborhoods. The broader Ocean View Hills community contains residential development of similar size, scale, and architectural styles. The Specific Plan includes adequate setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions. The design guidelines are crafted to ensure new development recognizes and</p>	<p>The project would be consistent with these goals</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		enhances the interface of the community by contributing additional recreational amenities and housing units that mesh with its surrounding community.	
Policy UD-B.1	<p>Recognize that the quality of a neighborhood is linked to the overall quality of the built environment. Projects should not be viewed singularly, but viewed as part of the larger neighborhood or community plan area in which they are located for design continuity and compatibility.</p> <p>Integrate new construction with the existing fabric and scale of development in surrounding neighborhoods. Taller or denser development is not necessarily inconsistent with older, lower-density neighborhoods but must be designed with sensitivity to existing development. For example, new development should not cast shadows or create wind tunnels that will significantly impact existing development and should not restrict vehicular or pedestrian movements from existing development.</p> <p>Design new construction to respect the pedestrian orientation of neighborhoods. Provide innovative designs for a variety of housing types to meet the needs of the population.</p>	<p>The Specific Plan includes policies, standards, and procedures to maintain the integrity of the surrounding residential neighborhoods. The broader Ocean View Hills community contains residential development of similar size, scale, and architectural styles. The Specific Plan includes adequate setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions. The design guidelines are crafted to ensure new development recognizes and enhances the interface of the community by contributing additional recreational amenities and housing units that mesh with its surrounding community.</p> <p>Additionally, the Nakano Project includes roadways with sidewalks, paseo, and trail connections to promote an inviting pedestrian-friendly street environment and connecting the Project with the surrounding community.</p>	The project would be consistent with this policy.
Policy UD-B.2	Achieve a mix of housing types within single developments.	Refer to the analysis for Urban Design Element Goal B above. The Nakano	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	Incorporate a variety of unit types in multifamily projects. Incorporate a variety of single-family housing types in single-family projects/subdivisions. Provide transitions of scale between higher-density development and lower density neighborhoods. Identify sites for revitalization and additional housing opportunities in neighborhoods.	Project will include a range of housing types at various sizes and price points.	
Policy UD-B.3	Design subdivisions to respect the existing lot pattern established within neighborhoods to maintain community character. <ul style="list-style-type: none"> a. Create lot divisions that respect the existing pattern of development for neighborhood continuity and compatibility. b. Design lot divisions to have a portion of each created lot in areas of less than 25 percent gradient. 	Refer to the analysis for Urban Design Element Goal B above. The Specific Plan includes policies, standards, and procedures to maintain the integrity of the surrounding residential neighborhoods.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy UD-B.4	<p>Create street frontages with architectural and landscape interest for both pedestrians and neighboring residents.</p> <ul style="list-style-type: none"> a. Locate buildings on the site so that they reinforce street frontages. b. Relate buildings to existing and planned adjacent uses. c. Provide ground level entries and ensure that building entries are prominent and visible. d. Maintain existing setback patterns, except where community plans call for redevelopment to change the existing pattern. e. Locate transparent features such as porches, stoops, balconies, and windows facing the street to promote a sense of community. f. Encourage side- and rear-loaded garages. Where not possible, reduce the prominence of the garage through architectural features and varying planes. g. Minimize the number of curb-cuts along residential streets. 	<p>Refer to the analysis for Urban Design Element Goal B above. The Specific Plan design guidelines provide guidance on building massing, materials and colors, architectural styles and product design that enhance and maintain the integrity of the surrounding residential developments.</p> <p>The Specific Plan includes design guidelines that include varied and articulated building facades; visual and physical access for pedestrians; pedestrian circulation via sidewalks, paseos, trails, and private drives; human scale design elements; street-engaging facades via walkways and visible front entries, and alley-loaded products.</p>	The project would be consistent with this policy.
Policy UD-B.5	<p>Design or retrofit streets to improve walkability, strengthen connectivity, and enhance community identity.</p> <ul style="list-style-type: none"> a. Design or retrofit street systems to achieve high levels of connectivity within the neighborhood street network that link individual subdivisions/projects to each other and the community. 	The Nakano Project is organized by new street connections, sidewalks, paseos, trail connections, and bicycle facilities that will serve residents and visitors. These mobility improvements will tie into the existing local and regional mobility network and create a safe and pleasant pedestrian	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>b. Avoid closed loop subdivisions and extensive cul-de-sac systems, except where the street layout is dictated by the topography or the need to avoid sensitive environmental resources.</p> <p>c. Design open ended cul-de-sacs to accommodate visibility and pedestrian connectivity, when development of cul-de-sacs is necessary.</p> <p>d. Emphasize the provision of high quality pedestrian and bikeway connections to transit stops/stations, village centers, and local schools.</p> <p>e. Design new streets and consider traffic calming where necessary, to reduce neighborhood speeding (see also Mobility Element, Policy ME-C.5).</p> <p>f. Enhance community gateways to demonstrate neighborhood pride and delineate boundaries.</p> <p>g. Clarify neighborhood roadway intersections through the use of special paving and landscape.</p> <p>h. Develop a hierarchy of walkways that delineate village pathways and link to regional trails.</p> <p>i. Discourage use of walls, gates and other barriers that separate residential neighborhoods from the surrounding community and commercial areas.</p>	<p>environment that connects residential buildings and common areas.</p> <p>The Nakano Project has been designed to provide a well-connected circulation network that avoids a closed-loop system of cul-de-sacs.</p> <p>The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses. There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway.; two are on Palm Avenue and two are on Dennery Road.</p> <p>The internal private drives throughout the Nakano Project will be held to the City standards for Private Drives.</p> <p>The Nakano Project includes roadways with sidewalks, paseo, and trail connections to promote an inviting pedestrian-friendly street environment.</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
<p>Policy UD-B.8</p>	<p>Provide usable open space for play, recreation, and social or cultural activities in multifamily as well as single-family projects.</p> <ul style="list-style-type: none"> a. Design attractive recreational facilities, common facilities, and open space that can be easily accessed by everyone in the development it serves. b. Design outdoor space as “outdoor rooms” and avoid undifferentiated, empty spaces. c. Locate small parks and play areas in central accessible locations. 	<p>The Nakano Project provides intentional landscaping along public streets, paseos, and pocket parks; provides a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP.</p>	<p>The project would be consistent with this policy.</p>
<p>PUBLIC FACILITIES, SERVICES, AND SAFETY ELEMENT</p>			
<p>C. Evaluation of Growth, Facilities, and Services</p>	<p>Adequate public facilities available at the time of need.</p> <p>Public facilities exactions that mitigate the facilities impacts that are attributable to new development.</p> <p>Improvement of quality of life in communities through the evaluation of private development and the determination of appropriate exactions</p>	<p>The Specific Plan Area is served by the San Diego Police Department and San Diego Fire-Rescue Department Station Number 6. The Project shall comply with the required DIFs to fund any expansion or construction as growth is accommodated.</p> <p>The Nakano Project includes an approximate 0.08-acre pocket park, an approximately 0.31-acre pocket park that overlooks the OVRP and provides trail access to the OVRP, and an approximately 0.04-acre monument entry pocket park at the entrance of the residential community of parkland for the proposed up to 221 dwelling units onsite. For any deficit of</p>	<p>The project would be consistent with this goal.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>acreage, the applicant is obligated to pay DIFs which contribute to the acquisition and construction of new parkland.</p>	
<p>Policy PF-C.1</p>	<p>Require development proposals to fully address impacts to public facilities and services:</p> <ul style="list-style-type: none"> a. Identify the demand for public facilities and services resulting from discretionary projects. b. Identify specific improvements and financing which would be provided by the project, including but not limited to sewer, water, storm drain, solid waste, fire, police, libraries, parks, open space, and transportation projects. c. Subject projects, as a condition of approval, to exactions that are reasonably related and in rough proportionality to the impacts resulting from the proposed development. d. Provide public facilities and services to assure that current levels of service are maintained or improved by new development within a reasonable time period. 	<p>Refer to the analysis for Public Facilities, Services, and Safety Element Goal C above. The Project shall comply with all required DIF's to fund any deficit in public facilities.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy PF-C.3</p>	<p>Satisfy a portion of the requirements of PF-C.1 through physical improvements, when a nexus exists, that will benefit the affected community planning area when projects necessitate a community plan amendment due to increased densities.</p>	<p>Refer to the analysis for Public Facilities, Services, and Safety Element Goal C above. The Nakano Project includes a number of pocket parks and provides trail access to the OVRP. All streets will be designed to meet fire access standards.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
D. Fire-Rescue Goals	<p>Protection of life, property, and environment by delivering the highest level of emergency and fire- rescue services, hazard prevention, and safety education.</p> <p>Minimize fire hazards resulting from structural or wildland fires.</p> <p>Manage fuel loads in wildland areas.</p>	<p>Refer to the analysis for Public Facilities, Services, and Safety Element Goal C above. The Specific Plan Area is served by the San Diego Police Department and San Diego Fire-Rescue Department Station Number 6. Additionally, the Nakano Project will be subject to applicable city brush management requirements that ensure appropriate buffering from the adjacent open space, providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Fire-resistant plants, drought tolerant native vegetation will also be incorporated into the development.</p>	<p>The project would be consistent with this goal.</p>
Policy PF-D.5	<p>Maintain service levels to meet the demands of continued growth and development, tourism, and other events requiring fire-rescue services.</p>	<p>Refer to the analysis for Public Facilities, Services, and Safety Element Goal C, above. The Specific Plan Area is served by the San Diego Police Department and San Diego Fire-Rescue Department Station Number 6. The Project shall comply with the required DIFs to fund any expansion or construction as growth is accommodated.</p>	<p>The project would be consistent with this policy.</p>
Policy PF-D.12	<p>Protect communities from unreasonable risk of wildfire within very high fire hazard severity zones.</p> <p>Assess site constraints when considering land use designations near wildlands to avoid or minimize wildfire hazards as part of a community plan update or amendment. (see also LU-C.2.a.4)</p>	<p>The Specific Plan Area is located within a Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone. The Nakano Project will be subject to applicable city brush management requirements that ensure appropriate buffering from the adjacent open space, providing an effective fire break between all structures</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Identify building and site design methods or other methods to minimize damage if new structures are located in very high fire hazard severity zones on undeveloped land and when rebuilding after a fire. Require ongoing brush management to minimize the risk of structural damage or loss due to wildfires. Provide and maintain water supply systems to supplies for structural fire suppression. Provide adequate fire protection. (see also PF-D.1 and PF-D.2)</p>	<p>and contiguous areas of native or naturalized vegetation. Fire-resistant plants, drought tolerant native vegetation will also be incorporated into the development.</p> <p>The Nakano Project would be required to design, construct, and maintain structures, private drives, and facilities in compliance with applicable local, regional, state, and federal requirements related to fire safety, emergency access, and evacuation plans, as well as building materials, setbacks, water supply, hydrants, fire-flow, and defensible space requirements for development in fire hazard areas.</p>	
<p>Policy PF-D.13</p>	<p>Incorporate fire safe design into development within very high fire hazard severity zones to have fire-resistant building and site design, materials, and landscaping as part of the development review process.</p> <ul style="list-style-type: none"> a. Locate, design and construct development to provide adequate defensibility and minimize the risk of structural loss from wildland fires. b. Design development on hillsides and canyons to reduce the increased risk of fires from topography features (i.e., steep slopes, ridge saddles). c. Minimize flammable vegetation and implement brush management best 	<p>Refer to the analysis for Public Facilities, Services, and Safety Element Goal D and Policy PF-D.12 above. The Project will be subject to Brush Management regulations and will incorporate fire-resistant vegetation and landscaping into the design.</p> <p>The Nakano Project would be required to design, construct, and maintain structures, private drives, and facilities in compliance with applicable local, regional, state, and federal requirements related to fire safety, emergency access, and evacuation plans, as well as building materials, setbacks, water supply, hydrants, fire-flow, and</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>practices in accordance with the Land Development Code.</p> <p>d. Design and maintain public and private streets for adequate fire apparatus vehicles access (ingress and egress), and install visible street signs and necessary water supply and flow for structural fire suppression.</p> <p>e. Coordinate with the Fire-Rescue Department to provide and maintain adequate fire breaks where feasible or identify other methods to slow the movement of a wildfire in very high fire hazard severity zones.</p>	<p>defensible space requirements for development in fire hazard areas.</p>	
<p>Policy PF-D.14</p>	<p>Implement brush management along City maintained roads in very high fire hazard severity zones adjacent to open space and canyon areas.</p>	<p>Refer to the analysis for Public Facilities, Services, and Safety Element Goal D and Policy PF-D.12 above. The Project will be subject to Brush Management regulations.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy PF-D.15</p>	<p>Maintain access for fire apparatus vehicles along public streets in very high fire hazard severity zones for emergency equipment and evacuation.</p>	<p>The Specific Plan Area is served by the San Diego Police Department and San Diego Fire-Rescue Department Station Number 6. Future development permits shall include a fire access plan and shall comply with the California Fire Code/ California Building Code.</p> <p>The Nakano Project would be required to design, construct, and maintain structures, private drives, and facilities in compliance with applicable local, regional, state, and federal requirements related to fire safety, emergency access, and evacuation plans,</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		as well as building materials, setbacks, water supply, hydrants, fire-flow, and defensible space requirements for development in fire hazard areas.	
Policy PF-D.16	Provide wildland fire preparedness education for fire safety advance planning.	Future development permits shall include a fire access plan and shall comply with the California Fire Code/ California Building Code.	The project would be consistent with this policy.
Policy PF-E.6	Monitor how development affects average police response time goals and facilities needs (see also PF-C.5).	Refer to the analysis for Public Facilities, Services, and Safety Element Goal C above. The Specific Plan Area is served by the San Diego Police Department and San Diego Fire-Rescue Department Station Number 6. The Project shall comply with the required DIFs to fund any expansion or construction as growth is accommodated.	The project would be consistent with this policy.
Policy PF-E.7	Maintain service levels to meet demands of continued growth and development, tourism, and other events requiring police services.	Refer to the analysis for Public Facilities, Services, and Safety Element Goal C above. The Specific Plan Area is served by the San Diego Police Department and San Diego Fire-Rescue Department Station Number 6. The Project shall comply with the required DIFs to fund any expansion or construction as growth is accommodated.	The project would be consistent with this policy.
F. Wastewater Goal	Environmentally sound collection, treatment, re- use, disposal, and monitoring of wastewater. Increased use of reclaimed water to supplement the region’s limited water supply.	The Nakano Specific Plan includes protective measures to ensure there are no adverse effect on the adjacent sensitive habitat in the ORVP. Implementation of the Specific Plan also address stormwater management, transitional vegetation for protection of nearby habitat areas, as well as biofiltration basins for groundwater	The project would be consistent with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>infiltration. These proactive measures will contribute to a healthy and sustainable environment.</p> <p>The Nakano Project completed a Water System Analysis consistent with the City of San Diego Water Department Design Guidelines and Standards, The Nakano Project complies with the California Building Energy Efficiency Standards as well as the California Energy Code which promote the reduction of wasteful, uneconomic, inefficient, or unnecessary consumption of energy. In addition, the Nakano Project complies with Chula Vista’s Increased Energy Efficiency Standards and Climate Action Plan (CAP). The Nakano Project includes low-flow fixtures and appliances, consistent with the CAP. All permanent irrigation systems within the Nakano Project shall be below ground, automatically controlled, and in full compliance with building code requirements. The irrigation system shall utilize reclaimed water to the maximum extent available and permissible. Water conserving systems such as drip irrigation, moisture sensors, low gallonage heads, and matched precipitation rate heads will be used.</p> <p>A Sewer Study was completed for the Nakano Project on June 10, 2021, which states that the proposed connection to</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		the Otay Valley Trunk Sewer has enough capacity to serve the needs of the Project.	
Policy PF-F.4	Maintain conveyance and treatment capacity.	Refer to the analysis for General Plan Public Facilities Element Goal F.	The project would be consistent with this policy.
Policy PF-F.6	Coordinate land use planning and wastewater infrastructure planning to provide for future development and maintain adequate service levels.	Refer to the analysis for General Plan Public Facilities Element Goal F. A Sewer Study was completed for the Nakano Project.	The project would be consistent with this policy.
G. Stormwater Infrastructure Goals	Protection of beneficial water resources through pollution prevention and interception efforts. A storm water conveyance system that effectively reduces pollutants in urban runoff and storm water to the maximum extent practicable.	Refer to the analysis for General Plan Public Facilities Element Goal F. The Nakano Project includes alternative technologies and features such as biofiltration basins, detention vaults, and transitional vegetation for the purpose of handling stormwater runoff.	The project would be consistent with this goal.
Policy PF-G.1	Ensure that all storm water conveyance systems, structures, and maintenance practices are consistent with federal Clean Water Act and California Regional Water Quality Control Board NPDES Permit standards.	All storm water conveyance systems, structures, and maintenance practices will comply with applicable federal, state, and local standards.	The project would be consistent with this policy.
Policy PF-G.2	Install infrastructure that, where feasible, includes components to capture, minimize, and prevent pollutants in urban runoff from reaching receiving waters and our potable water supplies.	Refer to the analysis for General Plan Public Facilities Element Goal G.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy PF-G.3	Meet and preferably exceed regulatory mandates to protect water quality in a cost-effective manner monitored through performance measures.	Refer to the analysis for General Plan Public Facilities Element Goal F and G above.	The project would be consistent with this policy.
Policy PF-G.5	Identify and implement BMPs for projects that repair, replace, extend, or otherwise affect the stormwater conveyance system. These projects should also include design considerations for maintenance, inspection, and, as applicable, water quality monitoring.	Refer to the PDP SWQMP prepared for the Nakano Project, June 14, 2021, for BMPs related to stormwater conveyance systems. NOTE: This is in a Chula Vista PDP SWQMP template	The project would be consistent with this policy.
H. Water Infrastructure Goal	Ensure a safe, reliable, and cost-effective water supply for San Diego.	Water service to the project will be provided by the City of San Diego Water Department public water system. The project will tie into the existing water line in Dennery Road. Domestic and fire protection service to the project will be supplied by two independent water systems. The public water system shall be designed and constructed in accordance with the guidelines, standards, and approved materials of the City of San Diego Water Department.	The project would be consistent with this goal.
Policy PF-H.3	Coordinate land use planning and water infrastructure planning with local, state, and regional agencies to provide for future development, maintain adequate service levels, and ensure adequate water supply during emergency situations. a. Plan for a water supply and emergency reserves to meet peak load demand	Refer to the Water System Analysis prepared for the Nakano Project, June 10, 2021, for information regarding capacity, improvements and water supply for emergency situations.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>during a natural disaster such as a fire or earthquake.</p> <p>b. Plan for water supply and emergency reserves recognizing anticipated Climate Change impacts.</p> <p>c. Recognize the water/energy nexus. Plan and implement water projects after consideration of their energy demands in coordination with energy suppliers to minimize and optimize the energy impact of projects.</p>		
<p>I. Waste Management Goals</p>	<p>Maximize diversion of materials from disposal through the reduction, reuse, and recycling of wastes to the highest and best use.</p>	<p>The Nakano Project would comply with all state and local laws regarding solid waste and recycling. Additionally, the proposed project would be required to adhere to City ordinances, including the C&C Debris Diversion Deposit Program, the City's Recycling Ordinance, and the Refuse and Recyclable Materials Storages Regulations. The Nakano Project may also be subject to the City of Chula Vista Municipal Code, City of San Diego Municipal Code, and City of Chula Vista Recycling and Solid Waste Planning Manual. Trash and recycling receptables within the Nakano Project shall be made available in conformance to the applicable regulations. In addition, waste reduction, recycling, and management programs would be implemented as a part of CALGreen Building Standards Code.</p>	<p>The project would be consistent with this goal.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy PF-1.2	Maximize waste reduction and diversion (see also Conservation Element, Policy CE-A.8).	See consistency analysis for Conservation Element Goal A and Goal I, Waste Management, above.	The project would be consistent with this policy.
Policy PF-1.2.a	Conveniently locate facilities and informational guidelines to encourage waste reduction, diversion, and recycling practices.	See consistency analysis for Conservation Element Goal A and Goal I, Waste Management, above.	The project would be consistent with this policy.
Policy PF-1.2.d	Maximize the separation of recyclable and compostable materials.	See consistency analysis for Conservation Element Goal A and Goal I, Waste Management, above.	The project would be consistent with this policy.
Policy PF-1.2.f	Reduce and recycle construction and demolition (C&D) debris to the extent feasible.	See consistency analysis for Conservation Element Goal A and Goal I, Waste Management, above.	The project would be consistent with this policy.
M. Public Utilities Goals	<p>Public utility services provided in the most cost- effective and environmentally sensitive way.</p> <p>Public utilities that sufficiently meet existing and future demand with facilities and maintenance practices that are sensible, efficient, and well- integrated into the natural and urban landscape.</p>	<p>Refer to the analysis for General Plan Public Facilities Element Goal H above. Water service to the project will be provided by the City of San Diego Water Department public water system. The Nakano Project will tie into the existing water line in Dennery Road. The public water system shall be designed and constructed in accordance with the guidelines, standards, and approved materials of the City of San Diego Water Department.</p> <p>The Nakano Project would connect to the City of San Diego’s sewer system. Currently there is additional capacity in the Otay Valley Truck Sewer from the southern Otay Mesa region via a temporary sewer lift station. The Nakano</p>	The project would be consistent with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>Project proposes an onsite private sewer collection system with a single sewer lateral/connection north of the Nakano property which will convey the Nakano Project's demands via gravity. Wastewater from the Nakano Project would ultimately be conveyed through the City's Metropolitan Wastewater Department facilities.</p> <p>Dry utilities, including electric power and natural gas would be provided by San Diego Gas & Electric (SDG&E). No major improvements to the local distribution networks are anticipated to be needed to support the growth facilitated by the Nakano Project. The applicant would work with dry utility providers to ensure utility systems have adequate capacity to serve the Nakano Project. Telephone, cable TV, and internet service would be available from a variety of providers. Utilities for the Nakano Project shall be undergrounded.</p>	
<p>Policy PF-M.4.d</p>	<p>For projects, in particular large-scale developments (such as those requiring redevelopment plans, community plan updates, general plan amendments), consult and coordinate with all appropriate public utilities early on to determine the type, size, and location of facilities that are needed to accommodate the project's increased demand.</p>	<p>A Sewer and a Water System Analysis was prepared for the Nakano Project, June 10, 2021, and includes information about capacity, improvements, and other considerations. The Nakano Project will consult and coordinate with all appropriate public utility agencies throughout the project.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Q. Seismic Safety Goals	<p>Protection of public health and safety through abated structural hazards and mitigated risks posed by seismic conditions.</p> <p>Development that avoids inappropriate land uses in identified seismic risk areas.</p>	<p>The geotechnical investigation included with the CEQA compliance documentation concludes that with the exception of possible strong seismic shaking, no significant geologic hazards were observed or are known to exist on the site that would adversely affect the site. No special seismic design considerations, other than those recommended herein, are required.</p>	<p>The project would be consistent with this goal.</p>
Policy PF-Q.1	<p>Protect public health and safety through the application of effective seismic, geologic, and structural considerations.</p> <p>a. Ensure that current and future community planning and other specific land use planning studies continue to include consideration of seismic and other geologic hazards. This information should be disclosed, when applicable, in the CEQA document accompanying a discretionary action.</p> <p>c. Require the submission of geologic and seismic reports, as well as soils engineering reports, in relation to applications for land development permits whenever seismic or geologic problems are suspected.</p> <p>g. Adhere to state laws pertaining to seismic and geologic hazards.</p>	<p>Refer to the analysis for General Plan Public Facilities Element Goal Q above.</p>	<p>The project would be consistent with this policy.</p>
Policy PF-Q.2	<p>Maintain or improve integrity of structures to protect residents and preserve communities.</p>	<p>Refer to the analysis for General Plan Public Facilities Element Goal H above.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>b. Continue to consult with qualified geologists and seismologists to review geologic and seismic studies submitted to the City as project requirements.</p>		
<p>RECREATION ELEMENT</p>			
<p>A. Park and Recreation Guidelines Goals</p>	<p>Provision of parklands that keep pace with population growth through timely acquisition and development. An increase in the amount and quality of recreation facilities and infrastructure through the promotion of alternative methods where development of typical facilities and infrastructure may be limited by land constraints. An equitable citywide distribution of and access to parks and recreation facilities.</p>	<p>The Nakano Project includes an approximately 0.08-acre pocket park, an approximately 0.31-acre pocket park that overlooks the OVRP and provides trail access to the OVRP, and an approximately 0.04-acre monument entry pocket park at the entrance of the residential community. These park spaces shall offer a diverse range of recreational amenities. Per the Nakano Specific Plan Design Standards, bike racks are required at all pocket parks, and the Design Guidelines included in Section 4.2.2, Pocket Parks provides a list of recreational amenities that are encouraged within pocket parks.</p> <p>The Specific Plan Area is located adjacent to the OVRP which offers playing fields, picnic areas, biking, horse trails, and approximately 8.4 miles of multi-use trails connections to the greater open space network linking the project to nearby activity centers.</p>	<p>The project would be consistent with this goal.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>In August 2021, the City of San Diego adopted a Parks Master Plan that has updated the parks standard from 2.8 acres per 1,000 residents to a value-based of 100 points per 1,000 residents. The 100 points reflect scoring based on recreation amenities, space for programmed activity, connectivity to transit, and other factors. The Nakano Project shall comply with the adopted City of San Diego Parks Master Plan requirements.</p>	
<p>Policy RE-A.2</p>	<p>Use community plan updates to further refine citywide park and recreation land use policies consistent with the Parks Master Plan.</p>	<p>See consistency analysis for Recreation Element Goal A, above.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy RE-A.8</p>	<p>Provide population-based parks at a minimum ratio of 2.8 useable acres per 1,000 residents (see also Table RE-2, Parks Guidelines).</p>	<p>See consistency analysis for Recreation Element Goal A, above.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy RE-A.10</p>	<p>Encourage private development to include recreation facilities, such as children’s play areas, rooftop parks and courts, useable public plazas, and mini-parks to supplement population-based parks. (see also Urban Design Policies, UD-B.8 and UD-C.5)</p>	<p>The Nakano Project includes community-based recreational spaces such as pocket parks, landscaped paseos, overlook areas and OVRP trail connections.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy RE-A.17</p>	<p>Ensure that all development impact fees and assessments collected for the acquisition and development of population-based parks and recreation</p>	<p>See consistency analysis for Policy RE-A.2, above.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	facilities be used for appropriate purposes in a timely manner.		
B. Recreational Opportunities Goals	<p>A City with park and recreation facilities and services that are designed to accommodate the needs of a growing and diverse population and respect the City's natural landforms.</p> <p>A regional and citywide parks/open space system, including the bays, beaches, rivers, and other attractions, that gives our region identity, attracts tourism, and enriches the quality of life for residents and visitors.</p> <p>A City with a diverse range of active and passive recreational opportunities that meet the needs of each neighborhood/community and reinforce the City's natural beauty and resources.</p>	<p>See consistency analysis for Policy RE-A.2, above. The Nakano Project provides the community with recreational amenities to help meet the present and future population.</p> <p>The Nakano Project will be subject to applicable city brush management requirements that ensure appropriate buffering from the adjacent open space. All fuel modification shall be incorporated into development plans and shall not include any areas within the OVRP. The Nakano Project includes a pocket park overlooking the OVRP with proposed new trail access to the OVRP to best utilize and reinforce the surrounding natural beauty and resources.</p>	The project would be consistent with this goal.
Policy RE-B.3	Include recreation needs in community plans, consistent with a Parks Master Plan, to ensure that facilities and programs reflect community preferences, including the growing demand for senior activities.	See consistency analysis for Policy RE-A.2, above.	The project would be consistent with this policy.
Policy RE-B.4	In planning, with respect to existing parks, give consideration to preserving the existing uses.	The Nakano Specific Plan is within the OVRP Concept Plan boundary, however was not actively utilized as a recreation area. The SPA was previously designated under the City of Chula Vista, with a land use designation of Open Space and	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		zoning designation of A-8 for agricultural use. With implementation of the Nakano Specific Plan, the Nakano Specific Plan land use and zoning designation will take precedence.	
C. Preservation Goals	Preserve, protect and enhance the integrity and quality of existing parks, open space, and recreation programs citywide. Preserve, protect and enrich natural, cultural, and historic resources that serve as recreation facilities.	See consistency analysis for Policy RE-A.2 and RE-B.4, above. See also consistency analysis for Historic Preservation Element Goal A and Conservation Element Goal A, and Policy HP-A.4.	The project would be consistent with this goal.
Policy RE-C.2	Protect, manage and enhance population- and resource-based parks and open space lands through appropriate means which include sensitive planning, park and open space dedications, and physical protective devices.	See consistency analysis for Policy RE-A.2, above.	The project would be consistent with this policy.
Policy RE-C.5	Design parks to preserve, enhance, and incorporate items of natural, cultural, or historic importance.	See consistency analysis for Policy RE-A.2 and RE-B.4, above. See also consistency analysis for Historic Preservation Element Goal A and Conservation Element Goal A, and Policy HP-A.4.	The project would be consistent with this policy.
Policy RE-C.7	Protect beaches and canyons from uncontrolled urban run off.	The Nakano Project includes alternative technologies and features such as biofiltration basins, detention vaults, and transitional vegetation for the purpose of handling stormwater runoff.	The project would be consistent with this policy.
Policy RE-C.9	Determine strategies that accommodate both lands for residential, commercial, and industrial use with the needs for parkland and open space uses.	See consistency analysis for Policy RE-A.2, above.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
D. Accessibility Goals	<p>A park and recreation system that provides an equitable distribution of park and recreation facilities that are designed to accommodate the needs of a diverse population.</p> <p>Park and recreation facilities that are sited to optimize access by foot, bicycle, public transit, automobile, and alternative modes of travel.</p> <p>Provision of an inter-connected park and open space system that is integrated into and accessible to the community.</p> <p>Recreational facilities that are available for programmed and non-programmed uses.</p>	See consistency analysis for Policy RE-A.2, above.	The project would be consistent with this goal.
Policy RE-D.1	Provide new and upgraded park and recreation facilities that employ barrier-free design principles that make them accessible to San Diegans regardless of age or physical ability, giving priority to economically disadvantaged communities.	See consistency analysis for Policy RE-A.2, above. The recreational amenities included in the Nakano Project are publicly accessible and shall be compliant with applicable federal, state, and local accessibility regulations.	The project would be consistent with this policy.
Policy RE-D.2	Provide barrier-free trails and outdoor experiences and opportunities for persons with disabilities where feasible.	See consistency analysis for Policy RE-A.2, above. The recreational amenities included in the Nakano Project are publicly accessible and shall be compliant with applicable federal, state, and local accessibility regulations.	The project would be consistent with this policy.
Policy RE-D.6	<p>Provide safe and convenient linkages to, and within, park and recreation facilities and open space areas.</p> <p>Provide pedestrian and bicycle paths between recreation facilities and residential development.</p>	See consistency analysis for Policy RE-A.2, above. See also consistency analysis for Mobility Element Goal F, Bicycle Goals, and Mobility Element Goal A and Policy ME-A.1 for pedestrian improvements.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Designate pedestrian and bicycle corridors, and equestrian corridors where appropriate, that link residential neighborhoods with park and recreation facilities, trails, and open spaces. Improve public access through development of, and improvements to, multi-use trails within urban canyons and other open space areas.</p> <p>Coordinate efforts with the City's Pedestrian Master Plan, the anticipated Parks Master Plan which incorporates trails master planning or a Trails Master Plan, and the County's trail system to provide safe and convenient linkages between areas (see also Mobility Element, Section A).</p> <p>Coordinate with the county, state, and federal governments to ensure planning for and connectivity to trail systems outside of the City such as the Trans-County Trail Plan, San Diego River trails, Sweetwater River trails, Otay Valley trails, the California Coastal Trail, the Pacific Crest Trail and the California Riding and Hiking Trail.</p> <p>Identify key trails and access points as a part of community plan updates, discretionary permit reviews, and other applicable land use and park planning documents.</p>		

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy RE-D.7	Provide public access to open space for recreational purposes.	See consistency analysis for Policy RE-A.2, above. The recreational amenities included in the Nakano Project are publicly accessible and would offer access to a variety of recreational opportunities.	The project would be consistent with this policy.
F. Open Space Lands and Resource-Based Parks Goals	<p>An open space and resource-based park system that provides for the preservation and management of natural resources, enhancement of outdoor recreation opportunities, and protection of the public health and safety.</p> <p>Preservation of the natural terrain and drainage systems of San Diego’s open space lands and resource-based parks.</p> <p>A system of pedestrian, bicycle, and equestrian paths linking communities, neighborhoods, parks, and the open space system</p>	<p>The Nakano Project does not provide open space open space areas. However, it does include recreational amenities such as pocket parks and trail access, including a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP providing connections to the greater open space network.</p> <p>The Nakano Project would provide an adequate avoidance buffer from on-site jurisdictional areas outside the impact limit. The edges of the development include landscaped slopes that buffer the development from surrounding developments and open space areas. Additionally, the project includes brush management zones that require landscape and open space buffers that maintain a naturalized or softer edge to the residential development, ensuring appropriate buffering from the adjacent open space. All fuel modification shall be incorporated into development plans and shall not include any areas within the OVRP. Other avoidance and mitigation measures that</p>	The project would be consistent with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>conserve biological resources are included in the CEQA compliance documentation.</p> <p>The Nakano Project will include a mobility network that provides access for people to walk, bike, drive and take transit. The surrounding network of streets, bike paths, sidewalks, and trails provide connections between the residential neighborhoods of the Nakano Project. Project amenities include pocket parks, trail access to the OVRP, and internal landscaped pathways, or paseos.</p>	
Policy RE-F.1	Protect and enhance park lands from adjacent incompatible uses and encroachments. (see also Urban Design Element, Policy UD-A.3.)	The Nakano Project will be subject to applicable city brush management requirements that ensure appropriate buffering from the adjacent open space. All fuel modification shall be incorporated into development plans and shall not include any areas within the OVRP.	The project would be consistent with this policy.
Policy RE-F.4	Balance passive recreation needs of trail use with environmental preservation.	The Nakano Project includes a trail connection that ties into the existing regional transportation network including a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP. OVRP regulations shall apply with regard to trail use and environmental protection.	The project would be consistent with this policy.
Policy RE-F.5	Utilize open space lands for outdoor recreation purposes, when doing so is compatible with cultural, historic preservation and MSCP conservation goals	The Nakano Specific Plan Area does not include open space lands. It is however adjacent to open space lands and provides	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	and surrounding land uses, including, but not limited to: Locations of outstanding scenic, historic, and cultural value; Corridors that link recreation facilities and open space areas such as utility easements, river and stream corridors, trails, and scenic highway corridors; and Sites particularly suited for park and recreation purposes, such as areas adjacent to and providing access to beaches, lakeshores, rivers, and streams.	additional trail access to the open space lands.	
Policy RE-F.7	Create or enhance open space multi-use trails to accommodate, where appropriate, pedestrians/ hikers, bicyclists, and equestrians. b. Enhance public access to public open space by clearly identifying trailheads and trail alignments which are consistent with MSCP preservation goals. c. Locate canyon and other open space trails to take advantage of existing pathways and maintenance easements where possible and appropriate. d. Design, construct and manage trails to: <ul style="list-style-type: none"> • Consider the context and sensitivity of the area they traverse. • Protect and preserve sensitive natural and cultural resources. 	The Nakano Project provides a series of private drives, bicycle facilities, sidewalks and trails that tie into the existing regional transportation network including a new trail access point to the OVRP; and incorporation of an overlook area over the OVRP. The proposed new trail access from the Nakano Project will be clearly marked and identified for public access. The trail will be dedicated to the OVRP for operations and maintenance should the City accept the dedication. The proposed trail will connect to existing pathways within the overall OVRP. The Biological Resources Technical Report for the Nakano Project states that with implementation of the proposed mitigation, the identified impacts will be reduced to less than significant and would	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		be consistent with City of San Diego resource protection policies.	
	<ul style="list-style-type: none"> • Provide for safe and enjoyable use using best practices (e.g. user management). • Be sustainable and minimize maintenance using best practices (e.g. erosion control). <p>e. Ensure that trails that are considered to be a part of the City’s trail system meet one or more of the City’s definitions of what constitutes a trail (see Glossary).</p> <p>f. Allow for the closure of existing public trails where such trails are unsafe, unsustainable, redundant, serve only a single private property, lack legal public access, and/or unnecessarily impact environmentally sensitive areas.</p>		
CONSERVATION ELEMENT			
A. Climate Change & Sustainable Development Goal	<p>To reduce the City’s overall carbon dioxide footprint by improving energy efficiency, increasing use of alternative modes of transportation, employing sustainable planning and design techniques, and providing environmentally sound waste management.</p> <p>To be prepared for, and able to adapt to adverse climate change impacts.</p>	<p>As stated in the Greenhouse Gas Emissions Analysis Technical Report for the Nakano Project and implementation of the goals and policies of the Community Plan, General Plan, and Climate Action Plan (CAP), the project would be located close to major urban centers, existing MTS transit service and the project would provide housing to the area.</p> <p>Additionally, the CEQA compliance documentation includes a Vehicle Miles</p>	The project would be consistent with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>To become a city that is an international model of sustainable development and conservation.</p>	<p>Traveled Analysis for the Nakano Project which includes a Transportation Demand Management aimed to support the use of alternative transportation modes. The Nakano Project would provide pedestrian and bicycle connectivity to the neighborhood due to proximity to bicycle routes, provide pedestrian sidewalk connections. Furthermore, the Nakano Project would be located near MTS bus route 933 and I-805. These Project characteristics would promote pedestrian and bicycle activity and alternate forms of transportation. The Nakano Project will comply with current Title 24, Part 6, of the California Code of Regulations energy efficiency standards for electrical appliances and other devices at the time of building construction. The Nakano Project would use energy supplied by SDG&E, which is in compliance with the Renewables Portfolio Standard. The Project would be in compliance with the current building standards and install solar photovoltaic systems, and would provide two designated preferred parking for alternative fuel vehicles.</p> <p>During both construction and operation of the project, the Project would comply with all state regulations related to solid waste generation, storage, and disposal, including the California Integrated Waste</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>Management Act, as amended. During construction, all wastes would be recycled to the maximum extent possible.</p> <p>The project has demonstrated compliance with the City’s 2022 CAP and associated Climate Action Plan (CAP) regulations as detailed in the Greenhouse Gas Emissions Analysis Report for the Nakano Project. While the Nakano project would comply with the City’s CAP Consistency Regulations, the emissions associated with development of the site was not accounted for in the City’s CAP; therefore, a significant an unavoidable impact related to GHG emissions would result. However, the project has incorporated feasible mitigation to reduce GHG emissions to the extent feasible. The project would not inhibit the City of San Diego from becoming a city that is an international model of sustainable development and conservation.</p>	
Policy CE-A.5	Employ sustainable or “green” building techniques for the construction and operation of buildings.	See consistency analysis for Conservation Element Goal A, above. In addition, as stated in the Air Quality and Greenhouse Gas Emissions Analysis Technical Reports, the Project’s buildings would meet green building standards that are in effect at the time of construction. During construction and operation, construction employees and residents would use consumer products that would comply with the	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		regulations that are in effect at the time of manufacture.	
Policy CE-A.7	Construct and operate buildings using materials, methods, and mechanical and electrical systems that ensure a healthful indoor air quality. Avoid contamination by carcinogens, volatile organic compounds, fungi, molds, bacteria, and other known toxins.	Construction employees and residents would use consumer products that would comply with the regulations that are in effect at the time of manufacture. The Project's buildings would meet green building standards which improve indoor air quality and exhaust that are in effect at the time of construction. A Health Risk Assessment (HRA) was conducted for the Nakano Project (included in the Air Quality Analysis Technical Report) which assesses health effects caused by exposure to environmental pollutants in a variety of media such as air, water, and soil. The HRA was completed in compliance with OEHHA 2015 guidelines and SDAPCD guidance to calculate the health risk impacts at all proximate receptors.	The project would be consistent with this policy.
Policy CE-A.8	Reduce construction and demolition waste in accordance with Public Facilities Element, Policy PF-I-2, or by renovating or adding on to existing buildings, rather than constructing new buildings where feasible.	See consistency analysis for Conservation Element Goal A, above.	The project would be consistent with this policy.
Policy CE-A.9:	Reuse building materials, use materials that have recycled content, or use materials that are derived from sustainable or rapidly renewable sources to the extent possible.	See consistency analysis for Conservation Element Goal A, above.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
<p>Policy CE-A.10</p>	<p>Include features in buildings to facilitate recycling of waste generated by building occupants and associated refuse storage areas.</p> <p>Provide permanent, adequate, and convenient space for individual building occupants to collect refuse and recyclable material.</p> <p>Provide a recyclables collection area that serves the entire building or project. The space should allow for the separation, collection, and storage of paper, glass, plastic, metals, yard waste, and other materials as needed.</p>	<p>During operation of the Project, the Nakano Project shall comply with all state regulations related to solid waste generation, storage, and disposal, including the California Integrated Waste Management Act, as amended.</p> <p>The Nakano Project will provide permanent, adequate and convenient space for individual homes to collect refuse and recyclable material.</p>	<p>The project would be consistent with this policy.</p>
<p>Policy CE-A.11</p>	<p>Implement sustainable landscape design and maintenance, where feasible.</p> <p>Use integrated pest management techniques, where feasible, to delay, reduce, or eliminate dependence on the use of pesticides, herbicides, and synthetic fertilizers.</p> <p>Decrease the amount of impervious surfaces in developments, especially where public places, plazas and amenities are proposed to serve as recreation opportunities.</p> <p>Strategically plant deciduous shade trees, evergreen trees, and drought tolerant native vegetation, as appropriate, to contribute to sustainable development goals.</p>	<p>The Nakano Project will utilize drought-tolerant native vegetation, planted in an informal pattern for all landscapes within the Project.</p> <p>All landscape shall conform to the City of Chula Vista landscape regulations and City of Chula Vista landscape manual and all regional standards for landscape maintenance.</p> <p>Approximately 48% of the Project site is impervious landscaped area, provided through pocket parks, paseos, and water basins, vegetated slopes, and HOA areas, and parkways. All permanent irrigation systems within the Nakano Project shall be below ground, automatically controlled,</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>f. Strive to incorporate existing trees and native vegetation into site designs.</p> <p>g. Minimize the use of landscape equipment powered by fossil fuels.</p> <p>h. Implement water conservation measures in site/building design and landscaping.</p> <p>i. Encourage the use of high efficiency irrigation technology, and recycled site water to reduce the use of potable water for irrigation. Use recycled water to meet the need of development project to the maximum extent feasible.</p>	<p>and in full compliance with building code requirements. The irrigation system shall utilize reclaimed water to the maximum extent available and permissible. Water conserving systems such as drip irrigation, moisture sensors, low gallonage heads, and matched precipitation rate heads will be used.</p>	
<p>B. Open Space and Landform Preservation</p>	<p>Preservation and long-term management of the natural landforms and open spaces that help make San Diego unique.</p>	<p>The Nakano Project would provide an adequate avoidance buffer from on-site jurisdictional areas outside the impact limit. The edges of the development include landscaped slopes that buffer the development from surrounding developments and open space areas. Additionally, the project includes brush management zones that require landscape and open space buffers that maintain a naturalized or softer edge to the residential development, ensuring appropriate buffering from the adjacent open space. All fuel modification shall be incorporated into development plans and shall not include any areas within the OVRP. Other avoidance and mitigation measures that</p>	<p>The project would be consistent with this goal.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		conserve biological resources are included in the CEQA compliance documentation.	
Policy CE-B.1	<p>Protect and conserve the landforms, canyon lands, and open spaces that: define the City’s urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; are wetlands habitats; provide buffers within and between communities; or provide outdoor recreational opportunities. Utilize Environmental Growth Funds and pursue additional funding for the acquisition and management of MHPA and other important community open space lands.</p> <p>Protect urban canyons and other important community open spaces including those that have been designated in community plans for the many benefits they offer locally, and regionally as part of a collective citywide open space system (see also Recreation Element, Sections C and F; Urban Design Element, Section A). Minimize or avoid impacts to canyons and other environmentally sensitive lands, by relocating sewer infrastructure out of these areas where possible, minimizing construction of new sewer access roads into these areas, and redirecting of sewage discharge away from canyons and other environmentally sensitive lands.</p>	<p>See consistency analysis for Conservation Goal B, above.</p> <p>The Project area is located within the City of Chula Vista’s MSCP Subregional Plan in an area designated as “Development Area Outside Covered Projects”. Due to the limited amount of native habitat and its proximity to existing residential and commercial development, the project area is not considered a wildlife corridor. The Otay River is located outside the project’s impact area, and would continue to function as a corridor for wildlife movement in an east–west direction through the Otay River riparian corridor. Additionally, the Project area is outside the City of San Diego designated MHPA and the City of Chula Vista designated Conservation Area. Therefore, the Nakano Project would not result in significant impacts to wildlife corridors and habitat linkages.</p> <p>As discussed in the Biological Resources Technical Report for the Nakano Project, wetlands are present within and surrounding the Project area. Wetlands protection must be provided throughout the subarea and an evaluation of wetlands</p>	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Encourage the removal of invasive plant species and the planting of native plants near open space preserves.</p> <p>Pursue formal dedication of existing and future open space areas throughout the City, especially in core biological areas of the City’s adopted MSCP Subarea Plan.</p> <p>Require sensitive design, construction, relocation, and maintenance of trails to optimize public access and resources conservation.</p>	<p>avoidance and minimization is required. If impacts are unavoidable, no net loss of wetlands must be achieved through compensatory mitigation as prescribed by either the City of Chula Vista MSCP Subarea Plan or City of San Diego Biology Guidelines.</p> <p>As indicated in the Sewer Study for the Nakano Project, the Project includes a connection to the City of San Diego Otay Valley Trunk Sewer, away from any canyon and other ESL.</p> <p>Vegetation removal will occur with the Nakano Project, including the removal of invasive species. A revegetation plan will be prepared that includes native plantings within upland habitat and surrounding the wetland buffers to further protect and preserve these areas. Biological mitigation would restrict access and prevent the planting of invasive species. Avoidance and mitigation measures that conserve biological resources are included in the CEQA compliance documentation.</p> <p>The Nakano Project would provide a formal trail connection to the Otay Valley Regional Park through the developed area of the site, which would divert the public from crossing through the drainage area</p>	

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		to get to the Otay Valley Regional Park trails.	
Policy CE-B.4	Limit and control runoff, sedimentation, and erosion both during and after construction activity.	Development of the Nakano Project drainage system includes private storm drains to collect rooftop and surface drainage, and two biofiltration basins and a detention vault upstream of a modular wetland unit. The Nakano Project also addresses stormwater management through the use of transitional vegetation for protection of nearby habitat areas.	The project would be consistent with this policy.
Policy CE-B.5	Maximize the incorporation of trails and greenways linking local and regional open space and recreation areas into the planning and development review processes.	The Nakano Project offers trail access to open space via the OVRP, as well as pocket parks and an overlook area over the OVRP.	The project would be consistent with this policy.
Policy CE-B.6	Provide an appropriate defensible space between open space and urban areas through the management of brush, the use of transitional landscaping, and the design of structures (see also Urban Design Element, Policy UD-A.3.o).	The Nakano Project will be subject to applicable city brush management requirements that ensure appropriate buffering from the adjacent open space. The Nakano Project includes brush management zones that requires landscape and open space buffer that maintain a naturalized or softer edge to the residential development.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	Continue to implement a citywide brush management system.		
E. Urban Runoff Management Goals	Protection and restoration of water bodies, including reservoirs, coastal waters, creeks, bays and wetlands.	See consistency analysis for Conservation Goal B, and Policy CE-B.1, above.	The project would be consistent with this goal.
Policy CE-E.2	<p>Apply water quality protection measures to land development projects early in the process-during project design, construction, and operations-in order to minimize the quantity of runoff generated on-site, the disruption of natural water flows and the contamination of storm water runoff.</p> <p>Increase on-site infiltration, and preserve, restore or incorporate natural drainage systems into site design.</p> <p>Direct concentrated drainage flows away from the MHPA and open space areas. If not possible, drainage should be directed into sedimentation basins, grassy swales or mechanical trapping devices prior to drainage into the MHPA or open space areas.</p> <p>Reduce the amount of impervious surfaces through selection of materials, site planning, and street design where possible.</p> <p>Increase the use of vegetation in drainage design.</p>	<p>The Nakano Project is compliance with applicable federal and state water quality regulations. The Nakano Specific Plan includes protective measures to ensure there are no adverse effect on the adjacent sensitive habitat in the ORVP. Implementation of the Specific Plan also address stormwater management, transitional vegetation for protection of nearby habitat areas, as well as biofiltration basins for groundwater infiltration. These proactive measures will contribute to a healthy and sustainable environment.</p> <p>Development of the Nakano Project drainage system includes private storm drains to collect rooftop and surface drainage, and two biofiltration basins and a detention vault upstream of a modular wetland unit. The Nakano Project also addresses stormwater management through the use of transitional vegetation for protection of nearby habitat areas. The Nakano Project also includes alternative technologies and features such as biofiltration basins, detention vaults, and</p>	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Maintain landscape design standards that minimize the use of pesticides and herbicides.</p> <p>Avoid development of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and, where impacts are unavoidable, enforce regulations that minimize their impacts.</p> <p>Apply land use, site development and zoning regulations that limit impacts on, and protect the natural integrity of topography, drainage systems, and water bodies.</p> <p>Enforce maintenance requirements in development permit conditions.</p>	<p>transitional vegetation for the purpose of handling stormwater runoff.</p> <p>Approximately 48% of the Project site is imperious landscaped area, provided through pocket parks, paseos, and water basins, vegetated slopes, and HOA areas, and parkways.</p> <p>All landscape shall conform to the City of Chula Vista landscape regulations and City of Chula Vista landscape manual and all regional standards for landscape maintenance.</p> <p>The edges of the development include landscaped slopes that buffer the development from surrounding developments and open space areas. The Specific Plan includes development standards and design guidelines intended to create attractive development that compliments surrounding natural environments and provides visual interest for residents and visitors.</p> <p>Implementation and operations of the Nakano Project will be required to comply with maintenance requirements.</p>	
Policy CE-E.3	Require contractors to comply with accepted storm water pollution prevention planning practices for all projects.	A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) has been prepared for the Nakano Project that requires construction	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Minimize the amount of graded land surface exposed to erosion and enforce erosion control ordinances. Continue routine inspection practices to check for proper erosion control methods and housekeeping practices during construction.</p>	<p>and operational storm water pollution prevention planning practices. Additionally, the SWQMP includes recommendations for graded land and slopes that pertain to erosion control.</p>	
Policy CE-E.6	<p>Continue to encourage "Pollution Control" measures to promote the proper collection and disposal of pollutants at the source, rather than allowing them to enter the storm drain system.</p>	<p>Implementation and operations of the Nakano Project shall comply with the pollution control measures included in the SWQMP.</p>	<p>The project would be consistent with this policy.</p>
F. Air Quality	<p>Regional air quality which meet state and federal standards. Reduction in greenhouse gas emissions effecting climate change.</p>	<p>Refer to the Air Quality and Greenhouse Gas Emissions Reports prepared for the Nakano Project, which identifies all the applicable air quality and greenhouse gas emissions federal, state, and local regulations the Project shall comply with.</p>	<p>The project would be consistent with this goal.</p>
Policy CE-F.4	<p>Preserve and plant trees and vegetation that are consistent with habitat and water conservation policies and that absorb carbon dioxide and pollutants.</p>	<p>As identified in the Biological Resources Technical Report for the Nakano Project, certain plant and vegetation species will be preserved to the greatest extent feasible. Otherwise, mitigation for listed species will occur at the required ratio.</p>	<p>The project would be consistent with this policy.</p>
Policy CE-F.6	<p>Encourage and provide incentives for the use of alternative to single-occupancy vehicle use, including using public transit, carpooling, vanpooling, teleworking, bicycling, and walking. Continue to implement programs to provide City employees with incentives for the use of alternatives to single-occupancy vehicles.</p>	<p>The Nakano Project is accompanied by a Transportation Demand Management (TDM) plan which includes recommended elements as Project conditions of approval, including: providing information about the SANDAG's iCommute program; encouraging carpooling; and encouraging bike and transit usage.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
G. Biological Diversity	Preservation of healthy, biologically diverse regional ecosystems and conservation of endangered, threatened, and key sensitive species and their habitats.	The Biological Resources Technical Report for the Nakano Project evaluates the Project’s effect of biological resources and provides mitigation measure to ensure key sensitive species and their habitat are not significantly impacted.	The project would be consistent with this goal.
Policy CE-G.1	Preserve natural habitats pursuant to the MSCP, preserve rare plants and animals to the maximum extent practicable, and manage all City-owned native habitats to ensure their long- term biological viability.	See consistency analysis for Conservation Goal G, above. Additionally, as stated in the Biological Resources Technical Report for the Nakano Project, the Nakano Project would be consistent with both the City of San Diego MSCP SAP.	The project would be consistent with this policy.
H. Wetlands	Preservation of San Diego’s rich biodiversity and heritage through the protection and restoration of wetland resources. Preservation of all existing wetland habitat in San Diego through a “no net loss” approach.	See consistency analysis for Conservation Policy CE-B.1, above.	The project would be consistent with this goal.
Policy CE-H.7	Encourage site planning that maximizes the potential biological, historic, hydrological and land use benefits of wetlands.	See consistency analysis for Conservation Goal B, and Policy CE-B.1, above.	The project would be consistent with this policy.
Policy CE-I.4	Maintain and promote water conservation and waste diversion programs to conserve energy.	See consistency analysis for Policy CE-A.11, above. The Nakano Project completed a Water System Analysis consistent with the City of San Diego Water Department Design Guidelines and Standards, The Nakano Project complies with the California Building Energy Efficiency Standards as well as the California Energy Code which promote the reduction of wasteful,	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>uneconomic, inefficient, or unnecessary consumption of energy. In addition, the Nakano Project complies with Chula Vista’s Increased Energy Efficiency Standards and Climate Action Plan (CAP). The Nakano Project includes low-flow fixtures and appliances, consistent with the CAP.</p> <p>The Nakano Project will comply with current Title 24, Part 6, of the California Code of Regulations energy efficiency standards for electrical appliances and other devices at the time of building construction. The Nakano Project would also practice energy conservation through the use of shade trees that reduce heat island issues and installation of solar photovoltaic systems.</p>	
Policy CE-I.5	<p>Support the installation of photovoltaic panels, and other forms of renewable energy production.</p> <p>b. Promote the use and installation of renewable energy alternatives in new and existing development.</p>	See consistency analysis for Policy CE-1.4, above.	The project would be consistent with this policy.
Policy CE-I.10	Use renewable energy sources to generate energy to the extent feasible.	See consistency analysis for Policy CE-1.4, above.	The project would be consistent with this policy.
J. Urban Forestry	Protection of a sustainable urban forest.	The Specific Plan for the Nakano Project includes landscape regulations for which the Project shall conform. Landscaping shall conform to standard horticultural practice, and other applicable City and	The project would be consistent with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		regional standards for landscaping, installation, and maintenance. Appendix A, Plant Palettes, includes the street trees, ornamental trees, and other trees to be included in the Nakano Project.	
Policy CE-J.4	Continue to require the planting of trees through the development permit process. Consider tree planting as mitigation for air pollution emissions, storm water runoff, and other environmental impacts as appropriate.	Landscaping shall conform to standard horticultural practice, and other applicable City and regional standards for landscaping, installation, and maintenance. The technical reports for the CEQA compliance documentation provide mandatory adequate mitigation for air quality and greenhouse gas emissions, stormwater runoff, and other environmental impacts as appropriate.	The project would be consistent with this policy.
NOISE ELEMENT			
A. Noise and Land Use Compatibility Goal	Consider existing and future noise levels when making land use planning decisions to minimize people’s exposure to excessive noise.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project, which concludes that noise exposure within an airport influence area are considered less than significant, and no mitigation is required. To satisfy California Building Code requirements, the Applicant shall conduct exterior-to-interior noise analysis to ensure sound levels are below 45 dBA CNEL interior background sound level for inhabited spaces. As such, the Nakano Project complies with this goal.	The project would be consistent with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy NE-A.1	Separate excessive noise-generating uses from residential and other noise-sensitive land uses with a sufficient spatial buffer of less sensitive uses.	See consistency analysis for Noise Element Goal A, above.	The project would be consistent with this goal.
Policy NE-A.2	Assure the appropriateness of proposed developments relative to existing and future noise levels by consulting the guidelines for noise-compatible land use (shown on Table NE-3) to minimize the effects on noise-sensitive land uses.	See consistency analysis for Noise Element Goal A, above.	The project would be in conformance with this policy.
Policy NE-A.3	Limit future residential and other noise-sensitive land uses in areas exposed to high levels of noise.	See consistency analysis for Noise Element Goal A, above.	The project would be in conformance with this policy.
Policy NE-A.4	Require an acoustical study consistent with acoustical study guidelines (Table NE-4) for proposed developments in areas where the existing or future noise level exceeds or would exceed the "compatible" noise level thresholds as indicated on the land use-noise compatibility guidelines (Table NE-3), so that noise mitigation measures can be included in the project design to meet the noise guidelines.	See consistency analysis for Noise Element Goal A, above.	The project would be in conformance with this policy.
Policy NE-A.5	Prepare noise studies that address existing and future noise levels from noise sources that are specific to a community when updating community plans.	See consistency analysis for Noise Element Goal A, above.	The project would be in conformance with this policy.
B. Motor Vehicle Traffic Noise Goal	Create minimal excessive motor vehicle traffic noise on residential and other noise-sensitive land uses.	As discussed in the Noise Report included in the CEQA compliance documentation, potential noise effects from vehicular traffic were assessed using the Federal	The project would be in conformance with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		Highway Administration’s Traffic Noise Model version 2.5. The additional Project traffic would result in a noise increase that is below the discernible level of change for the average healthy human ear, and therefore traffic-related noise impacts are considered less than significant.	
Policy NE-B.1	Encourage noise-compatible land uses and site planning adjoining existing and future highways and freeways.	See consistency analysis for Noise Element Goal B, above.	The project would be in conformance with this policy.
Policy NE-B.2	Consider traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise.	See consistency analysis for Noise Element Goal A, above.	The project would be consistent with this policy.
Policy NE-B.3	Require noise reducing site design, and/or traffic control measures for new development in areas of high noise to ensure that the mitigated levels meet acceptable decibel limits.	See consistency analysis for Noise Element Goal A, above.	The project would be consistent with this policy.
Policy NE-B.4	Require new development to provide facilities which support the use of alternative transportation modes such as walking, bicycling, carpooling, and, where applicable, transit to reduce peak-hour traffic.	See consistency analysis for Noise Element Goal A, above. Additionally, the CEQA compliance documentation includes a Vehicle Miles Traveled Analysis for the Nakano Project which includes a Transportation Demand Management aimed to support the use of alternative transportation modes.	The project would be in conformance with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy NE-B.7	Promote the use of berms, landscaping, setbacks, and architectural design where appropriate and effective, rather than conventional wall barriers to enhance aesthetics.	See consistency analysis for Noise Element Goal A, above.	The project would be consistent with this policy.
Policy NE-B.9	When parks are located in noisier areas, seek to reduce exposure through site planning, including locating the most noise sensitive uses, such as children’s play areas and picnic tables, in the quieter areas of the site; and in accordance with the other policies of this section.	As discussed in the Noise Report included in the CEQA compliance documentation, long-term traffic noise and stationary operations noise produced by the Nakano Project is reduced through project design features including noise attenuation walls where needed to ensure all outdoor use areas meet noise compatibility standards. As such the Nakano Project is compliant with this policy.	The project would be consistent with this policy.
D. Aircraft Noise Goal	Minimal excessive aircraft-related noise on residential and other noise-sensitive land uses.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project, which concludes that impacts from Brown Field Municipal Airport aviation overflight noise exposure would be considered less than significant, and no mitigation is required. The Nakano Project complies with the state and City noise standards.	The project would be consistent with this goal.
Policy NE-D.1	Encourage noise-compatible land use within airport influence areas in accordance with federal and state noise standards and guidelines.	See consistency analysis for Noise Goal D, above.	The project would be in conformance with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
G. Construction, Refuse Vehicles, Parking Lot Sweepers, and Public Activity Noise Goal	Minimal exposure of residential and other noise-sensitive land uses to excessive construction, refuse vehicles, parking lot sweeper-related noise and public noise.	The Noise Report included with the CEQA compliance documentation provides analysis for the Nakano Project concludes that the noise levels would be in compliance with both the City of Chula Vista and City of San Diego Municipal Codes and construction noise impacts would be considered less than significant. Therefore, the Nakano Project is consistent with this goal.	The project would be consistent with this goal.
Policy NE-G.1	Implement limits on the hours of operation for non-emergency construction and refuse vehicle and parking lot sweeper activity in residential areas and areas abutting residential areas.	See consistency analysis for Noise Goal G, above. In addition, the Noise Report states that construction activities associated with the proposed project would be prohibited from taking place between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.0104 of the SDMC.	The project would be in conformance with this policy.
I. Typical Noise Attenuation Methods Goal	Attenuate the effect of noise on future residential and other noise-sensitive land uses by applying feasible noise mitigation measures.	As discussed in the Noise Report included in the CEQA compliance documentation, the Nakano Project shall include windows that when closed attenuate a minimum of 25 dB attenuation. Additionally, to satisfy California Building Code requirements, the Applicant shall conduct exterior-to-interior noise analysis to ensure sound levels are below 45 dBA CNEL interior background sound level for inhabited spaces. The acoustical analysis shall substantiate that the resulting interior background noise levels, with appropriate implementation of interior comfort systems and sound	The project would be in conformance with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		insulation, will be less than this noise standard. As such, the Nakano Project complies with this goal.	
Policy NE-1.1	Require noise attenuation measures to reduce the noise to an acceptable noise level for proposed developments to ensure an acceptable interior noise level, as appropriate, in accordance with California’s noise insulation standards (CCR Title 24) and Airport Land Use Compatibly Plans.	See consistency analysis for Noise Goals D and I, above.	The project would be consistent with this policy.
Policy NE-1.2	Apply CCR Title 24 noise attenuation measures requirements to reduce the noise to an acceptable noise level for proposed single-family, mobile homes, senior housing, and all other types of residential uses not addressed by CCR Title 24 to ensure an acceptable interior noise level, as appropriate.	See consistency analysis for Noise Goal I, above.	The project would be consistent with this policy.
Policy NE-1.3	Consider noise attenuation measures and techniques addressed by the Noise Element, as well as other feasible attenuation measures not addressed as potential mitigation measures, to reduce the effect of noise on future residential and other noise-sensitive land uses to an acceptable noise level.	See consistency analysis for Noise Goal I, above.	The project would be in conformance with this policy.
HISTORIC PRESERVATION ELEMENT			
A. Identification and Preservation of Historical Resources Goals	Preservation of the City’s important historical resources.	The CEQA documentation evaluates the Project’s impact on historic resources in	The project would be consistent with this goal.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>Integration of historic preservation planning in the larger planning process.</p>	<p>the Cultural Resources Inventory and Evaluation Report. The Report indicates that no historic structures or properties exist within the project Area of Potential Effect (APE) and the property itself is not eligible to be classified as a historical resource. As such, no impacts to historical resources would occur with implementation of the project. Therefore, this policy is not applicable.</p>	
<p>Policy HP-A.2</p>	<p>Fully integrate the consideration of historical and cultural resources in the larger land use planning process. Promote early conflict resolution between the preservation of historical resources and alternative land uses. Encourage the consideration of historical and cultural resources early in the development review process by promoting the preliminary review process and early consultation with property owners, community and historic preservation groups, land developers, Native Americans, and the building industry. Include historic preservation concepts and identification of historic buildings, structures, objects, sites, neighborhoods, and non- residential historical resources in the community plan update process. Make the results of historical and cultural resources planning efforts available to</p>	<p>See consistency analysis for Historic Preservation Element Goal A, above. In addition, the Nakano Project would be consistent with all applicable state and local notification process requirements. Consultation with Native American tribes has occurred in accordance with Assembly Bill (AB) 52 requirements. The Cultural Resources Inventory and Evaluation Report provides the results of historical and cultural resources evaluation; however the location and specific details of these resources is contained in confidential appendices, only to be provided to the required reviewing authorities. As such the Nakano Project is consistent with these policies.</p>	<p>The project would be consistent with these policies.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	<p>planning agencies, the public and other interested parties to the extent legally permissible.</p>		
<p>Policy HP-A.4</p>	<p>Actively pursue a program to identify, document and evaluate the historical and cultural resources in the City of San Diego.</p> <ul style="list-style-type: none"> a. Develop context statements specific to areas being surveyed. c. Require that archaeological investigations be guided by appropriate research designs and analytical approaches to allow recovery of important prehistoric and historic information. d. Require the permanent curation of archaeological artifact collections and associated research materials, including collections held by the City. Support the permanent archiving of primary historical records and documents now in public institutions. e. Include Native American monitors during all phases of the investigation of archaeological resources including survey, testing, evaluation, data recovery, and construction monitoring. f. Treat with respect and dignity any human remains discovered during implementation of public and private projects within the City and fully comply with the California Native American Graves Protection and Repatriation Act and other appropriate laws. 	<p>See consistency analysis for Historic Preservation Element Goal A, above. The Cultural Resources Inventory and Evaluation Report prepared for the Nakano Project includes archaeological investigations in compliance with Office of Historic Preservation and Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation, and the California Office of Historic Preservation Planning Bulletin Number 4(a). All sites identified during this inventory were recorded on California Department of Parks and Recreation (DPR) Form DPR 523 (Series 1/95), using the Instructions for Recording Cultural Resources. New site forms shall be submitted to the South Coastal Information Center.</p> <p>In addition, the Nakano Project would be consistent with all applicable state and local notification process requirements. Consultation with Native American tribes has occurred in accordance with Assembly Bill (AB) 52 requirements. Although all currently known cultural resources within the project APE are recommended not significant under CEQA, mitigation measures would be</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>conducted including archaeological monitoring and Native American monitoring in compliance with California, City of Chula Vista, and City of San Diego regulations.</p> <p>The Nakano Project shall comply with the California Native American Graves Protection and Repatriation Act for the identification and repatriation of human remains or cultural items, as defined, to the appropriate tribes.</p>	
HOUSING ELEMENT			
Goal 1	Facilitate the construction of quality housing	<p>The Nakano Project consists of the development of up to 221 residential dwelling units which include both for sale and for rent opportunities. Housing types consists of detached condominiums, duplexes, and multi-family dwelling units. The Specific Plan includes design guidelines, included as Chapter 4, to ensure that new development recognizes enhances the character and identity of adjacent areas. The Nakano Project will enhance the character and identity of the surrounding community by contributing additional recreational amenities and housing units and implementing high-quality design.</p>	The project would be consistent with this goal.
Objective A	Identify adequate sites available for development	While the Nakano Project includes amending the existing City of Chula Vista zoning from Agriculture (A-8) to Specific Plan Residential Medium (SP-RM), the	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
		<p>Nakano Project is fully compatible with the surrounding land uses. The SPA is surrounded by residential development to the east, medical offices to the south, Interstate 805 to the west and open space to the north. The residential development to the east is similar in density and scale. As such, the Specific Plan’s land use and zoning attain land use compatibility.</p>	
<p>Objective D</p>	<p>Improve infrastructure systems to support infill development and promote affordable housing</p>	<p>The Nakano Project provides housing options at varying sizes and prices points which may be attainable for citizens at various economic levels, diversifying the workforce and in turn the economic base of the region. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.</p>	<p>The project would be consistent with this policy.</p>
<p>Objective E</p>	<p>Support programs aimed at housing vulnerable and special needs populations</p>	<p>The Nakano Project assists the City to attain additional housing units that help meet the City’s present and future housing needs. The Project provides a range of housing types, contributing both single-family and multi-family units, responding to the needs of all citizens regardless of age, disability, or income level.</p>	<p>The project would be consistent with this policy.</p>

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy HE-A.3	Require new development to meet applicable zone and land use designation density minimums to ensure efficient use of remaining land available for residential development and redevelopment.	The Nakano Specific Plan land use designation of Specific Plan – Residential Medium allows for 6.1-11 dwelling units per acre, which is consistent with the surrounding residential neighborhoods to the west and southwest. Implementation of the Nakano Specific Plan shall comply with the land use and zoning designations established in the Nakano Specific Plan including the density minimums.	The project would be consistent with this policy.
Policy HE-A.4	Allow residential densities that exceed the ranges defined in the General Plan and community plans for projects using State density bonus provisions (including senior housing and affordable housing) and City housing incentive programs.	The Nakano Project will not be utilizing State density bonus provisions.	The project would be consistent with this policy.
Policy HE-C.3	Develop a comprehensive strategy to address the need for more housing near employment centers, serving moderate-to middle-income workers in San Diego, and strive to promote the location of housing proximate to employment and multimodal transportation facilities.	The Nakano Project does not include village, commercial, transit corridors or employment centers. However, the Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses. There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway; two are on Palm Avenue and two are on Dennery Road.	The project would be consistent with this policy.
Policy HE-C.11	Allow densities that exceed ranges defined in the zone for projects using State density bonus provisions and for projects within designated TPAs.	The Nakano Project will not be utilizing State density bonus provisions and the Nakano Specific Plan Area is not within a TPA.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy HE-C.12	Permit FARs and heights that exceed the adopted maximums for projects that provide smart growth benefits and for projects with unique circumstances that would reduce impacts relative to other projects or transfer development potential between parcels within a TPA.	The Nakano Specific Plan Area is not within a TPA.	The project would be consistent with this policy.
Policy HE-E.2	Support affordable housing developers and service providers for people experiencing homelessness who, together, can provide an array of housing linked with services, including the following: <ul style="list-style-type: none"> • Short-term and temporary (including emergency, interim, transitional, safe haven, and seasonal) housing, • Permanent supportive housing, • Affordable permanent housing, and • Accessible housing. 	Refer to consistency analysis for Housing Element, Goal 1 Objectives D and E.	The project would be consistent with this policy.
Policy HE-E.4	Strive to ensure sufficient short- and long-term housing is available for vulnerable populations.	Refer to consistency analysis for Housing Element, Goal 1 Objectives D and E, above.	The project would be consistent with this policy.
Policy HE-E.5	Support programs and incentives that encourage the development of Veterans Housing.	Refer to consistency analysis for Housing Element, Goal 1 Objectives D and E, above.	The project would be consistent with this policy.
Policy HE-E.6	Support research efforts of the State and other agencies to identify and adopt new construction	Refer to consistency analysis for Housing Element, Goal 1 Objective D and Conservation Element Goal A.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	methods and technologies to facilitate affordable housing and energy efficiency.		
Policy HE-E.7	Facilitate development of a diversity of living options and residential care facilities for people experiencing mental illness.	Refer to consistency analysis for Housing Element, Goal 1 Objective D, above.	The project would be consistent with this policy.
Policy HE-E.10	Support and encourage demonstration projects that connect healthcare services to housing (especially for vulnerable populations).	The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses.	The project would be consistent with this policy.
Policy HE-E.11	Support the provision of an array of housing for persons with physical and developmental disabilities.	Refer to consistency analysis for Housing Element, Goal 1 Objective D, above.	The project would be consistent with this policy.
Policy HE-E.12	Encourage inter-jurisdictional programs to reduce homelessness and barriers to stable, affordable housing for people who were formerly incarcerated or involved with the justice system.	Refer to consistency analysis for Housing Element, Goal 1 Objective D, above.	The project would be consistent with this policy.
Policy HE-I.2	Encourage mixed-income developments accessible to lower income residents citywide and especially in high opportunity and resource-rich areas.	Refer to consistency analysis for Housing Element, Goal 1 Objective D, above.	The project would be consistent with this policy.
Policy HE-I.13	Support programs and housing developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the City, such as inclusionary housing programs, intergenerational housing, large family	Refer to consistency analysis for Housing Element, Goal 1 Objectives D and E, above.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	units, and affirmative marketing plan requirements.		
Policy HE-L.2	Encourage property developers and owners to adopt healthy housing programs that protect residents' quality of life.	Project amenities include pocket parks, trail access to the Otay Valley Regional Park (OVRP), and internal landscaped pathways, or paseos. The OVRP offers playing fields, picnic areas, biking, horse trails, and approximately 8.4 miles of multi-use trails connections to the greater open space network linking the project to nearby activity centers. Additionally, the Nakano Project includes roadways with sidewalks, paseo, and trail connections to promote an inviting pedestrian-friendly street environment and connecting the Project with the surrounding community. High-quality design which would be accomplished through implementation of project- specific design guidelines. The design guidelines included in the Nakano Specific Plan are crafted to protect residents' quality of life by contributing additional recreational amenities and housing units that mesh with its surrounding community.	The project would be consistent with this policy.
Policy HE-M.1	Implement General Plan and community plan goals and policies that relate to architectural design, public spaces, and historical and tribal cultural resources.	Refer to consistency analysis for Historic Preservation Element Goal A, Policy HP-A.2, and Recreation Element Policy RE-A.2. The Specific Plan includes policies, standards, and procedures to maintain the integrity of the surrounding residential neighborhoods.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy HE-M.2	Ensure that new housing fosters a sense of community through development regulations that address building orientation and architectural design features that promote interaction and active lifestyles / commutes.	Refer to consistency analysis for Urban Design Element Goal A.	The project would be consistent with this policy.
Policy HE-M.3	Enhance all communities with placemaking and public spaces to serve residents of all incomes, interests, ages, and cultures, through projects in areas with village characteristics and propensity (as defined in the General Plan).	Refer to consistency analysis for Urban Design Element Goal A.	The project would be consistent with this policy.
Policy HE-M.4	Engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.	Refer to consistency analysis for Historic Preservation Element Goal A and Policy HP-A.2.	The project would be consistent with this policy.
Policy HE-M.5	Foster neighborhoods that include a diversity of housing types, especially affordable, senior, age friendly, accessible, and family housing, including units for large families.	Refer to consistency analysis for Housing Element, Goal 1 Objectives D and E, above.	The project would be consistent with this policy.
Policy HE-N.7	Engage community members before neighborhoods change.	The Nakano Project would be consistent with all applicable state and local notification process requirements. The project will be presented in front of the Otay Mesa Community Planning Group (CPG) as well as Planning Commission and City Council for both the City of San Diego and the City of Chula Vista. The public will be able to engage, contribute and comment during all of these meetings.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
Policy HE-O.1	Promote economically viable, environmentally sound, and socially equitable land use plans and development patterns that conserve nonrenewable energy sources.	Refer to consistency analysis for Housing Element, Goal 1 Objectives D and E; Conservation Element Goal A; and Policy CE-I.4.	The project would be consistent with this policy.
Policy HE-O.2	Encourage new housing that relies on and supports transit use and environmentally sustainable patterns of movement.	The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses. The Nakano Specific Plan land use designation of Specific Plan – Residential Medium allows for 6.1-11 dwelling units per acre, which is consistent with the surrounding residential neighborhoods to the west and southwest. There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway. The Nakano Specific Plan Area is located close to major urban centers, existing MTS transit service and the project would provide housing to the area.	The project would be consistent with this policy.
Policy HE-O.4	Improve infrastructure systems throughout the City to support infill development and promote new affordable housing near transit stations, major transit stops, and along transit corridors.	Refer to consistency analysis for Policy HE-O.2, above.	The project would be consistent with this policy.
Policy HE-P.1	Support and encourage high performance design	Refer to consistency analysis for Conservation Element Goal A; and Policy CE-I.4.	The project would be consistent with this policy.

Goal/Policy	Goal/Recommendation	Analysis	Project Consistency
	standards in new construction and redevelopment to promote increased energy conservation.		
Policy HE-P.2	Support and encourage development and redevelopment that incorporates passive or active green space, such as green roofs, walls, and courtyards, that can provide carbon capture and cooling in urban environments.	Refer to consistency analysis for Conservation Element Policy CE-A.5.	The project would be consistent with this policy.
Policy HE-Q.1	Support programs that incentivize residential properties to transition to renewable energy and, where possible, net-zero energy consumption.	Refer to consistency analysis for Conservation Element Goal A.	The project would be consistent with this policy.
Policy HE-Q.2	Promote and incentivize energy and resource conservation among homeowners, property owners and managers, and renters.	Refer to consistency analysis for Conservation Element Goal A.	The project would be consistent with this policy.
Policy HE-P.2	Support and encourage development and redevelopment that incorporates passive or active green space, such as green roofs, walls, and courtyards, that can provide carbon capture and cooling in urban environments.	The Nakano Project includes pocket parks, landscaped paseos, biofiltration basins, and transitional vegetation, and street trees; all of which can provide carbon capture and cooling.	The project would be consistent with this policy.

B-3 Otay Mesa Community Plan Consistency Analysis Report

The Otay Mesa Community Plan works together with the City of San Diego General Plan to provide location-based policies and recommendations. It is written to refine the General Plan’s citywide policies and designate land uses and housing densities. As mentioned previously, the Specific Plan Land Use designation is Residential – Low Medium, which is consistent with the surrounding areas to the east and southeast. The following table discusses in further detail how the land use and design criteria of the Nakano project will meet the Otay Mesa Community Plan’s objectives and policies.

Goal/Policy #	Goal/Policy Text	Specific Plan Consistency	Project Consistency
2.1-2(a)	Respect the natural topography and sensitive habitat areas with growth patterns that balance development with preservation of natural resources.	The Nakano Specific Plan prioritizes topography and sensitive habitats in the design of the land plan. In particular, the residential development is located in the center of the property, on slopes that are conducive to development while the steep slopes along the edges of the property have generally been left in a natural state. The Nakano Project provides buffers to adjacent open space and residential developments that create protective measures to ensure there are no adverse effect on the adjacent sensitive habitat in the ORVP. Specific Plan standards address stormwater management, transitional vegetation for protection of nearby habitat areas, as well as biofiltration basins for groundwater infiltration.	The Nakano Project would be consistent with this policy.
2.1-2(b)	Provide a land use map that illustrates the detailed land use designations, including any lands set aside for resource conservation, consistent with the MSCP Subarea Plan and any future Vernal Pool Habitat Conservation Plan. The specific plan land use map will refine the Otay Mesa Community Plan Land Use Map as part of the specific plan approval process.	The Nakano Specific Plan Area does not include open space lands. However, the Nakano Project would provide an adequate avoidance buffer from on-site jurisdictional areas outside the impact limit. Additionally, the Nakano Project will be subject to applicable city brush management requirements that ensure appropriate buffering from the adjacent open space.	The Nakano Project would be consistent with this policy.
2.1-2(c)	Illustrate the complete circulation system that, where possible, follows a grid pattern, and indicate how the system will relate to the overall Otay Mesa circulation system.	The Nakano Project’s circulation system is designed to interconnect with the existing adjacent public street system and does not facilitate cut-through automobile traffic. The Nakano Project includes roadways with sidewalks, paseo, and trail connections to promote an inviting pedestrian-	The Nakano Project would be consistent

Goal/Policy #	Goal/Policy Text	Specific Plan Consistency	Project Consistency
		friendly street environment. Vehicular, bicycle and pedestrian facilities will link into existing facilities on Dennery Road, which provides access to a Palm Avenue, a major road, and Interstate-805. There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway, thus facilitating transit usership. Two are on Palm Avenue and two are on Dennery Road.	with this policy.
2.1-2(d)	Strive for block sizes along local and collector streets to have a maximum perimeter of 1,800 feet.	As shown in the Nakano Project Tentative Map, the longest block of dwelling units along a private drive will not be greater than 500 feet. Block widths, perpendicular to the central road, Private Driveway 'A', are no greater than 150 feet in width. The relatively short block sizes within the Nakano Project creates a welcoming environment for pedestrians.	The Nakano Project would be consistent with this policy.
2.1-2(e)	Illustrate a separate system of pedestrian and bicycle facilities and pathways linking the activity centers with residential areas, public facilities, and open space systems.	The Nakano Project provides bicycle facilities including a separated Class I Bike Path along Private Drive A, which is the main Drive running through the project. The separated Bike Path buffers bicycles from automobile traffic and links to the Class II bike lane along Dennery Road. The private drives leading east and west from the primary roadway will include bicycle sharrows. Bicycle racks will be located at pocket parks. The Nakano Project includes roadways with sidewalks, paseo, and trail connections, that link throughout the development and into the surrounding mobility network to promote an inviting pedestrian-friendly street environment. The surrounding mobility network links to nearby open space, commercial and residential land uses. The Nakano Project offers trail access to the Otay Valley Regional Park (OVRP), which offers playing fields, picnic areas, biking, horse trails, and approximately 8.4 miles of multi-use trails connections to the greater open space network linking the project to nearby activity centers.	The Nakano Project would be consistent with this policy.
2.1-2(f)	Distribute parks comprehensively throughout the village area. Refer to Policy 7.1-7 of the Recreation Element for further recommendations.	The Nakano Project includes an approximately 0.08-acre pocket park, an approximately 0.04-acre monument entry pocket park at the entrance of the residential community, an approximately 0.31-acre pocket park that overlooks the OVRP with trail access to the OVRP. As shown in Exhibit 5-	The Nakano Project would be consistent with this policy.

Goal/Policy #	Goal/Policy Text	Specific Plan Consistency	Project Consistency
		3, Parks and Trails, the pocket parks are distributed throughout the Specific Plan area.	
2.1-2(f)(i)	Link parks to one another with pathways to increase connectivity and enhance a sense of community.	The Nakano Project includes internal sidewalks and landscaped paseos that link the pocket parks to one another as well as to the proposed trail access to the OVRP and to the surrounding mobility network via Denney Road.	The Nakano Project would be consistent with this policy.
2.1-2(f)(ii)	Locate neighborhood parks at the end of streets and adjacent to canyons when appropriate to accommodate and enhance public views and vistas.	As shown in Exhibit 5-3, Parks and Trails, of the Nakano Specific Plan, the pocket parks are distributed throughout the Plan Area, with the overlook pocket park located at the north end of the central road, offering views of the OVRP.	The Nakano Project would be consistent with this policy.
2.1-2(g)	Identify specific locations for schools, parks, pedestrian pathways and trails.	Refer to consistency analysis for Policies 2.1-2(f), 2.2-f(i), and 2.1-2(f)(ii). The Specific Plan does not allow for institutional land uses such as schools within the SPA therefore, it is not applicable. However, the Nakano Project contributes to civic facilities through payment of Development Impact Fees (DIFs) that go towards community planned improvements, such as schools.	The Nakano Project would be consistent with this policy.
2.1-2(g)(i)	Site schools and parks adjacent to each other to create activity centers within neighborhoods. See Policy 2.7-2.	Refer to consistency analysis for Policy 2.1-2(g), above.	The Nakano Project would be consistent with this policy.
2.1-2(g)(ii)	Include pathways and trails that connect public facilities with each other and to residential areas.	The Nakano Project offers trail access to the Otay Valley Regional Park (OVRP), which offers playing fields, picnic areas, biking, horse trails, and approximately 8.4 miles of multi-use trails connections to the greater open space network linking the project to nearby activity centers.	The Nakano Project would be consistent with this policy.
2.1-2(g)(iii)	Provide pathways and connections, such as interpretive centers and trailheads, from facilities to canyon edges to take advantage of educational and recreational opportunities.	The proposed new trail access from the Nakano Project will be clearly marked and identified for public access. The trail will be dedicated to the OVRP for operations and maintenance, should the City accept the	The Nakano Project would be consistent

Goal/Policy #	Goal/Policy Text	Specific Plan Consistency	Project Consistency
		dedication. The proposed trail will connect to existing pathways within the overall OVRP.	with this policy.
2.1-2(g)(iv)	Determine final trail alignments and analyze with future Specific Plans or project-specific proposals. See policies in Recreation Element Section 7.2.	As shown in Exhibit 5-3, Parks and Trails, of the Nakano Specific Plan, the Nakano Project includes a new trail access point to the existing OVRP trail system.	The Nakano Project would be consistent with this policy.
2.1-2(h)	Incorporate a diversity of housing types that includes market rate and affordable housing. Encourage inclusionary housing on-site.	The Nakano Project consists of the development of up to 221 residential dwelling units which include both for sale and for rent opportunities. Housing types consists of detached condominiums, duplexes, and multi-family dwelling units. The Nakano Project housing options are at varying sizes and prices points which may be attainable for citizens at various economic levels, diversifying the workforce and in turn the economic base of the region. Per the Chula Vista Housing Element, ten percent (10%) of the total units within the Nakano Project will be affordable to low and moderate income households. Of the ten percent, five percent (5%) must be affordable to low income households and five percent (5%) must be affordable to moderate income households.	The Nakano Project would be consistent with this policy.
2.1-2(i)	Include an appropriate balance of single- family and multi-family housing consistent with the projections provided in the plan.	Refer to consistency analysis for Policy 2.1-2(h), above.	The Nakano Project would be consistent with this policy.
2.1-2(j)	Provide development at densities that support transit as an integral component of village areas and corridors.	The Nakano Specific Plan land use designation of Specific Plan – Residential Medium allows for 6.1-11 dwelling units per acre, which is consistent with the surrounding residential neighborhoods to the west and southwest. There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway; two are on Palm Avenue and two are on Dennerly Road, thus facilitating transit usership. Regional commercial uses are located just south of the site which offer services for routine errands.	The Nakano Project would be consistent with this policy.

Goal/Policy #	Goal/Policy Text	Specific Plan Consistency	Project Consistency
2.1-2(k)	Require a mixed-use residential/commercial component to be included within village core areas, with neighborhood-serving commercial uses such as food markets, restaurants, and other small retail shops. Encourage an anchor grocery store within each village area.	The Nakano Project does not include mixed use areas. The Nakano Specific Plan Area is not located within a designated Village Core, Town Center, or Transit Priority Area. The Nakano Project includes residential uses in proximity to medical, commercial, open space, and other residential uses. There are four bus stops within a ½ mile (as the crow flies) of the Nakano Project driveway.	The Nakano Project would be consistent with this policy.
2.1-2(l)	Identify centrally located mixed-use core areas within each village area adjacent to key roadways and transit stops. Require a minimum of 15 du/ac for core areas designated Neighborhood Village and 30 du/ac for core areas designated Community Village.	See consistency analysis for Policy 2.2-2(k), above.	The Nakano Project would be consistent with this policy.
2.1-2(m)	Locate higher density mixed residential uses within a ½ mile of a "Town Center" along Beyer Road and within a ½ mile from the community commercial center in the north portion of the Southwest Village.	See consistency analysis for Policy 2.2-2(k), above.	The Nakano Project would be consistent with this policy.
2.1-2(n)	Locate higher density mixed residential uses within a ¼ mile of transit stops along Airway Road and near the mixed-use retail uses in the Central Village as shown on Mobility Figure 3-2.	See consistency analysis for Policy 2.2-2(k), above.	The Nakano Project would be consistent with this policy.
2.1-2(o)	Include a detailed design plan for the mixed- use village core areas that identifies retail, convenience uses, and public spaces.	See consistency analysis for Policy 2.2-2(k), above.	The Nakano Project would be consistent with this policy.
2.1-2(p)	Provide sufficient community serving commercial development within village core areas and along transit corridors that support the residents, workforce, and visitors as these areas develop.	See consistency analysis for Policy 2.2-2(k), above.	The Nakano Project would be consistent with this policy.

Goal/Policy #	Goal/Policy Text	Specific Plan Consistency	Project Consistency
2.1-2(q)	Provide refined architecture, urban design, and streetscape guidelines consistent with the policies in the Otay Mesa Community Plan and the General Plan.	The Specific Plan includes development standards and design guidelines that will inform future development and design elements such as architecture, landscape and site design. The standards and guidelines are intended to create attractive development that compliments surrounding developments and provides visual interest for residents and visitors. As detailed in Table B-2 City of San Diego General Plan Consistency Analysis Report, has been analyzed for consistency and found to be consistent with the San Diego General Plan, including the Urban Design Element. Chapter 6.	The Nakano Project would be consistent with this policy.
2.1-2(r)	Include guidelines and illustrations for height, bulk, and scale of buildings and their relation to each other.	The Specific Plan includes policies, standards, and procedures to ensure the height, bulk, and scale of the Nakano development will maintain the integrity of the surrounding residential neighborhoods. The broader Ocean View Hills community surrounding the project site contains residential development of similar size, scale, and architectural styles. The Specific Plan also includes minimum setbacks and buffers from neighboring uses to ensure compatible land uses and edge transitions.	The Nakano Project would be consistent with this policy.
2.1-2(s)	Provide a street tree plan that utilizes species within the Otay Mesa Street Tree Plan.	A list of approved street tree species is provided in Appendix A of the Nakano Specific Plan. The applicable plant species included in Appendix A shall comply with the Otay Mesa Street Tree Plan.	The Nakano Project would be consistent with this policy.
2.1-2(t)	Require a phasing plan to ensure timely provision of necessary public facilities to serve the proposed development.	However, it is unknown at this time how the phasing of the Nakano Project would occur considering it would be based on market demand. Implementation of the Specific Plan will occur through concurrent development permits and approvals by the City. The Nakano Project will be conditioned to receive provision of police and fire protection services such that services are provided prior to or concurrent with need.	The Nakano Project would be consistent with this policy.

Appendix C: Plant Palettes

The conceptual landscape plan includes a list of the plant species that are approved to be planted within Nakano and the application's Landscape Development Plan. Any species not contained in the list of approved plants shall not be used without the written approval from the Nakano Homeowner's Association and the City landscape review staff.

C.1 Recreational Areas Plant Palette

Recreational areas will be planted with drought tolerant plants that are also safe for children and pets. Planting selection will provide privacy (screening), alternative lawn area, and blend in with the adjacent basin and exterior slopes planting. The combination of small to medium texturally rich trees will be coupled with groupings of flowering shrubs. Groundcover will be added to provide a third level of visual interest. a lawn alternative will be included to provide a play space for children and pets. Acceptable species include but are not limited to:

Recreational Area Trees:

- Agonis Flexuosa (Peppermint Willow)
- Cassia Leptophylla (Golden Medallion)
- Cercis Occidentalis (Western Redbud)
- Lophostemon Confertus (Brisbane Box)
- Magnolia Grandiflora (Southern Magnolia)

Recreational Area Shrubs:

- Arbutus Unedo 'Compacta' (Dwarf Strawberry Tree)
- Cistus x Purpeus (Orchid Rockrose)
- Eurphorbia Characias 'Wulfenii' (Mediterranean Spurge)
- **Westringia fruticosa (Coast Rosemary)**
- Salvia Clevelandii (Cleveland Sage)
- Teucrium Fruticans (Bush Germander)

Recreational Area Groundcovers:

- Baccharis Pilularis 'Pigeon Point' (Pigeon Point Coyote Brush)
- Ceanothus Thyrsifolia 'Yankee Point' (Yankee Point Wild Liliac)
- Dymondia Margaretae (Silver Carpet)
- Iva Hayesiana (Poverty Weed)
- Lippia Nodiflora (Kurapia)
- Verbena Rigida (Sandpiper Verbena)

Recreational Area Turf:

- UC Verde Buffalo Grass
- Kurapia
- Artificial Turf

C.2 Streetscape Planting Palette

The interior site areas are to be planted with colorful container material with deep rooting characteristics in conformance with the grading ordinance. Drought tolerant native and naturalized species are planted in an informal pattern. Seasonal maintenance will be needed once established. Acceptable species include but are not limited to:

Street Trees Between House and Drive Aisles with 5' or Greater Plantable Area:

- Arbutus Marina (Marina Madrone)
- Cassia Leptophylla (Gold Medallion Tree)
- Metrosideros Excelsa (New Zealand Xmas Tree)
- Jacaranda Mimosifolia (Jacaranda)
- Plantanus Acerifolia "Bloodgood" (London Plane Tree)
- Pyrus Calleryana (Pear Tree)

Accent Trees Along Drive Aisles with 5' or Greater Plantable Area:

- Bauhinia Purpurea (Purple Orchid Tree)
- Cassia Leptophylla (Gold Medallion Tree)
- Eriobotrya Deflexa (Bronze Loquat)
- Lagerstroemia Hybrids (Crape Myrtle)
- Liriodendron Tulipifera "Arnold" (Arnold Tulip Tree)
- Podocarpus Henkelii (Long Leafed Yellow-wood)

- Raphiolepis Indica "Majestic Beauty" (Majestic Beauty Patio Tree)
- Stenocarpus Sinuatus (Fire Wheel Tree)

Interior Parkway Planting & Front Yard Shrubs:

- Anigozanthos "Bush Sunset" (Bush Sunset Kangaroo Paw)
- Callistemon "Little John" (Little John Bottlebrush)
- Cistus SPP. (Purple Rockrose)
- Dietes Grandiflora (Fortnight Lilly)
- Lantana Montevidensis (Purple Lantana)
- Leptospermum Scoparium (Ruby Red Tea Tree)
- Nandina "Gulf Stream" (Gulf Stream Nandina)
- Phormium Tenax "Maori Queen" (Variegated Flax)
- Rhus lancea (African Sumac)
- Raphiolepis Indica "Ballerina" (Indian Hawthorne)
- Strelitzia Reginia (Bird of Paradise)

Interior Parkway Planting & Front Yard Groundcover & Accents:

- Myoporum Parvifolium (Creeping Myoporum)
- Rosmarinus O. Irene (Trailing Blue Rosemary)
- Trachelospermum Jasminoides (Star Jasmine)

- Tulbaghia Violacea (Variegated Society Garlic)
- Senecio Serpens (Blue Chalksticks)

Interior Parkway Planting & Front Yard Non-Invasive Grasses:

- Carex Spissa (San Diego Sedge)
- Festuca Glauca "Elijah Blue" (Elijah Blue Fescue)
- Muhlenbergia Rigens (Deer Grass)

Interior Parkway Planting & Front Yard Vines:

- Bougainvillea "Barbara Karst" (Barbara Karst Bougainvillea)
- Distictis "Rivers" (Royal Trumpet Vine)
- Jasminum Polyanthum (Pink Jasmine)
- Trachelospermum Jasminoides (Star Jasmine)
- Tecomaria Capensis (Cape Honeysuckle)

C.3 Slope Revegetation

All graded slopes will be promptly revegetated in compliance with City requirements and in conformance with the overall Landscape Development Plan. These slopes will be planted to control erosion, provide privacy (screening), and blend in with the existing planting along adjacent parkway. The combination of small to medium texturally rich trees will be coupled with free-flowing drifts of flowering shrubs. Groundcover will be added to provide a third level of visual interest. Acceptable species include but are not limited to:

Exterior Slope Trees:

- Juglans Species (Walnut)

- Populus Fremontii (Black Cottonwood)
- Quercus Agrifolia (Coast Live Oak)
- Quercus Ilex (Holly Oak)
- Quercus Suber (Cork Oak)
- Quercus Dumosa (Southern Oak)
- Quercus Engelmannii (Engleman Oak)
- Platanus Racemosa (Sycamore)

Exterior Slope Shrubs:

- Encelia Californica (San Diego Sunflower)
- Heteromeles Arbutifolia (Toyon)
- Lotus Scoparius (Deerweed)
- Malosma Laurina (Laurel Sumac)
- Rhus Intergrafolia (Lemonade Berry)
- Salvia Clevelandii (Cleveland Sage)
- Rhus Laurina (Laurel Sumac)
- Adolphia Californica (Sprineshrub)
- Comarostaphylis Diversifolia (Summer Holly)
- Encelia Californica (Coast Sunflower)
- Eriodictyon Trichocalyx (Smooth Leaf Yerba Santa)
- Eriophyllum Confertiflorum (Golden-Yarrow)

- Eschsholzia Californica (California Poppy)
- Gnaphalium Californicum (California Pearly Everlasting)
- Hazardia Squarrosa (Common Hazardia)
- Mimulus Aurantiacus Puniceus (Red Monkeyflower)
- Nemophila Menziesi (Baby Blue Eyes)
- Salvia Apiana (White Sage)

Exterior Slope Screening Slope Trees:

- Metrosideros Collina 'Springfire' (Lehua)
- Podocarpus Henkelii (Long Leafed Yellow-wood)
- Rhus lancea (African Sumac)

Transition Area Trees (Per the OVRP Landscape Standards):

- Juglans Species (Walnut)
- Plantanus Racemosa (California Sycamore)
- Quercus Agrifolia (Coast Live Oak)
- Quercus Chrysolepis (Canyon Live Oak)
- Quercus Engelmannii (Engleman Oak)
- Rhus Laurina (Laurel Sumac)
- Sambuucus Mexicana (Elderberry)

