



# **Nakano Project**

## **City Council**

**Item 7.1**

**December 3, 2024**



Main Street



City of Chula Vista

City of Chula Vista

PROJECT SITE

Dennerly Road

City of San Diego

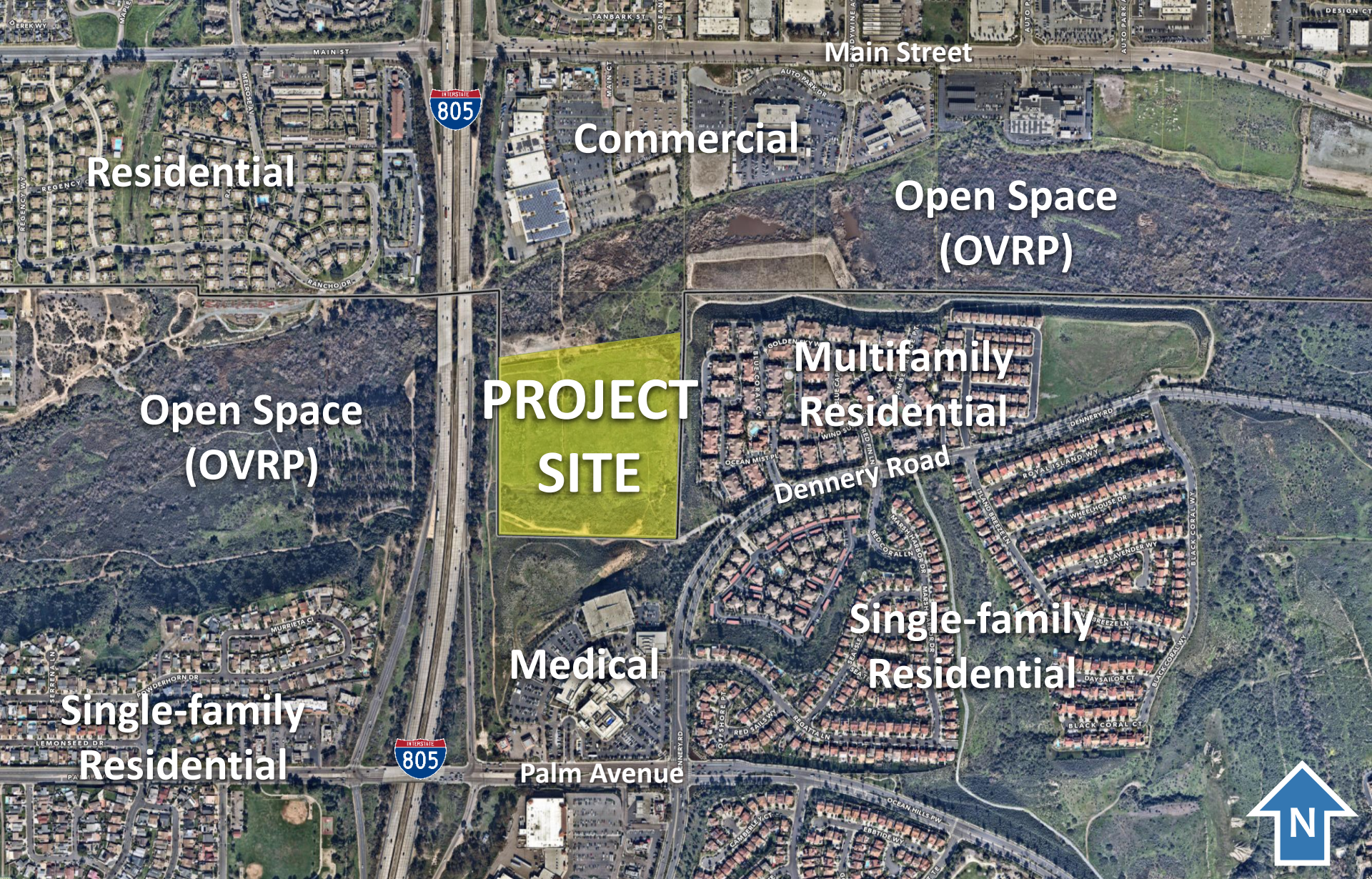
City of San Diego



Palm Avenue



# VICINITY MAP



Residential

Commercial

Open Space  
(OVRP)

Open Space  
(OVRP)

**PROJECT  
SITE**

Multifamily  
Residential

Dennery Road

Single-family  
Residential

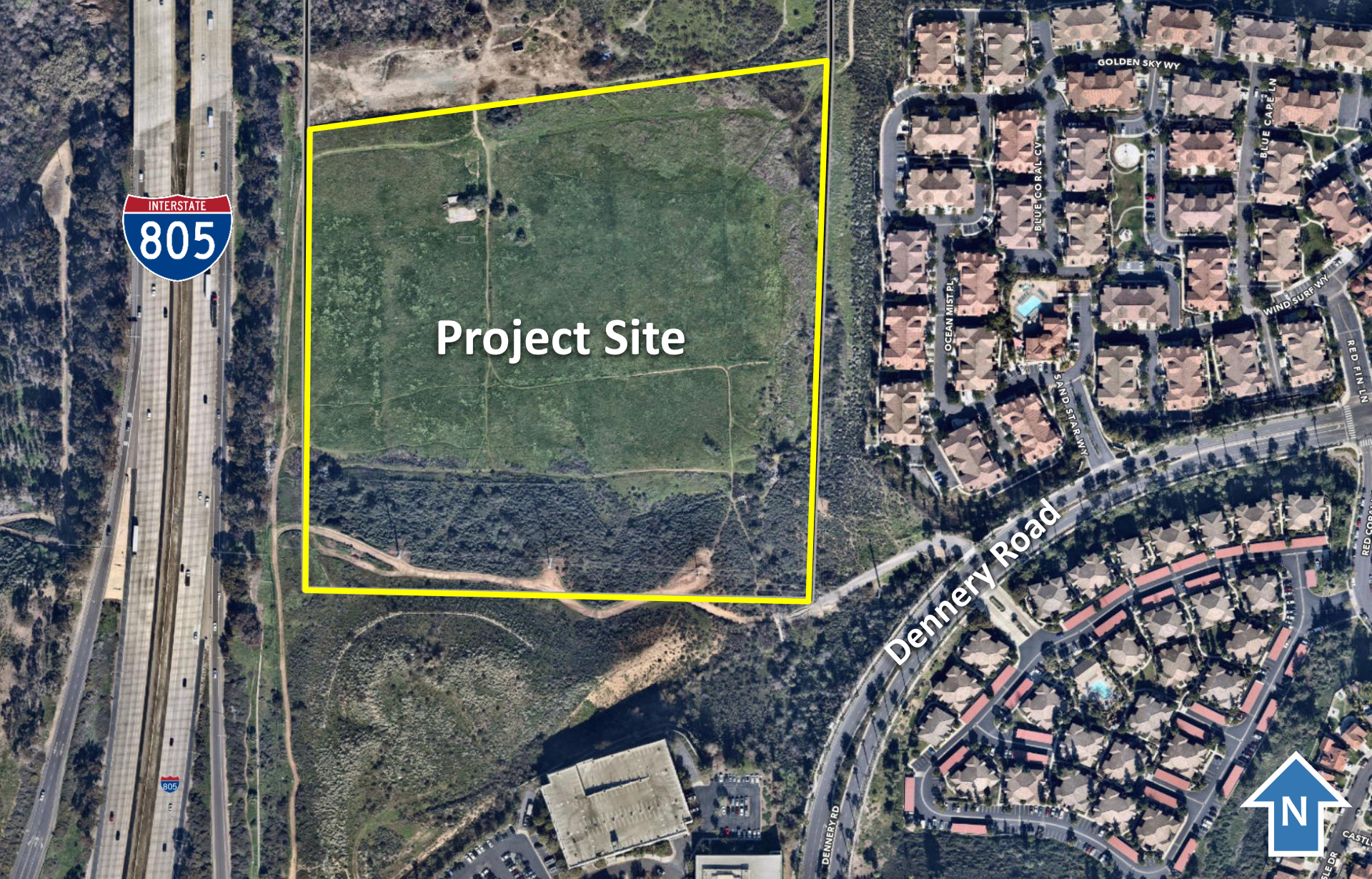
Single-family  
Residential

Medical

Palm Avenue



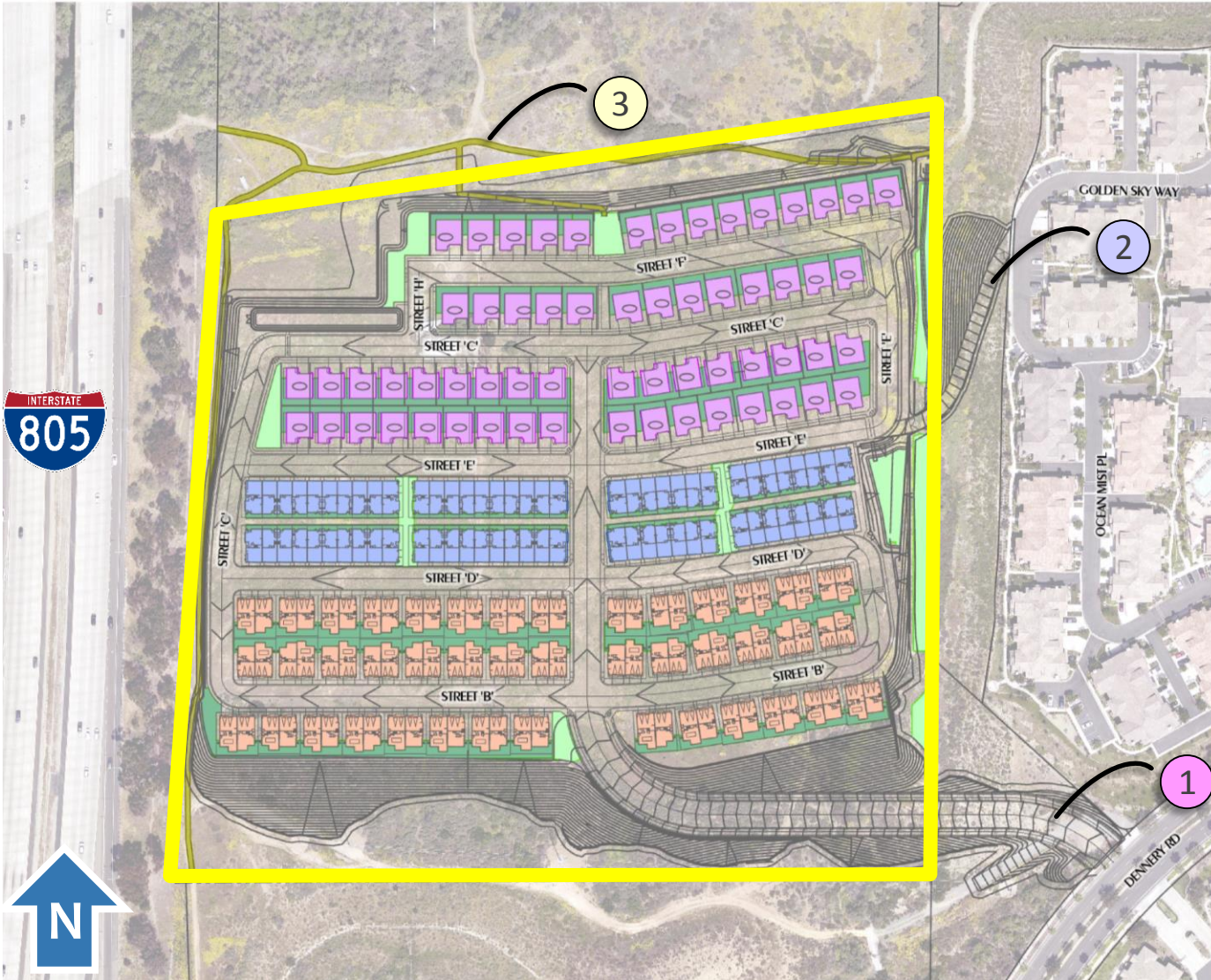
# LAND USE




Project Site



# PROJECT SITE – EXISTING CONDITIONS



### Legend – Site Plan

-  Single-Family Homes
-  Townhomes
-  Duplex Twin Homes
-  Park Areas
-  Exclusive Use Areas
-  1 Main Entrance Road
-  2 Emergency Exit Road
-  3 Trail to Otay Valley Regional Park

**Certification of EIR22-0001**

**General Plan Amendment**

**Nakano Specific Plan**

**Nakano Tentative Map**

**Interlocal Agreements**

**EIR22-0001** identifies project objectives, project alternatives, significant effects to the environment, and responsive mitigation measures.

### **Objectives:**

- Develop underutilized property to provide housing of varying types in response to regional housing needs.
- Provide efficient public services through reorganization (annexation) into the City of San Diego.
- Provide access to regional recreational uses by connecting to the Otay Valley Regional Park (OVRP).

# Project Scenarios

**Scenario 1:** No annexation

**Scenario 2a:** Development after annexation into San Diego

- Entitled in Chula Vista
- Grading and development permits issued by San Diego

**Scenario 2b:** Development before annexation into San Diego

- Entitled in Chula Vista
- Grading and development permits issued by Chula Vista



# Significant Environmental Impacts

- Land Use and Planning
- Biological Resources
- Geological and Paleontological Resources
- Greenhouse Gas Emissions
- Health and Safety/Hazardous Materials
- Historical Resources
- Transportation
- Tribal Cultural Resources
- Hydrology and Water Quality

# CEQA Guidelines Section 15093: Statement of Overriding Considerations

Although the project as proposed would result in significant and unavoidable impacts in the aforementioned areas, benefits to the public that would override such impacts include:

- Public service efficiencies
- Creation and maintenance of regional recreational amenities
- Biological resource preservation
- Regional/statewide housing production

*Based on a Memorandum of Understanding approved December 7, 2021*

## **CEQA Compliance:**

- One environmental document for the project, though two jurisdictions have a substantial claim to be the Lead Agency

## **Local Agency Formation Commission (LAFCO) Application:**

- City of San Diego will serve as Applicant
- City of Chula Vista will support through resolution
- Applicant will submit a landowner consent form

Chula Vista will process entitlements, and San Diego will process development permits and record the Final Map after annexation.

*Required by Section 99 of the California Revenue and Taxation Code*

- Chula Vista will receive all property tax revenues generated by the project site before the annexation date set by LAFCO
- San Diego will receive all property tax revenues generated by the project site after the annexation date set by LAFCO

## **December 14, 2023**

OVRP Citizens' Advisory Committee (City and County of San Diego, City of Chula Vista) recommends approval

## **March 20, 2024**

Otay Mesa Community Planning Group (City of San Diego) recommends approval

## **April 26, 2024 – June 26, 2024**

Draft EIR circulated for public review and comment

**October 9, 2024**

Voted 4-1 to recommend approval

- Discussion about City benefit from annexation and whether alternatives to annexation had been considered



# RECOMMENDATIONS

- A) Adopt a resolution:
  - 1. Certifying EIR22-0001
  - 2. Approving the project under Annexation Scenario 2a of EIR22-0001
    - i. Amending the General Plan changing the land use designation from Open Space (OS) to Medium Residential (RM)
    - ii. Approving the Nakano Specific Plan
    - iii. Approving Tentative Map PCS21-0001
    - iv. Approving the Annexation Agreement
    - v. Approving the Property Tax Exchange Agreement
    - vi. Supporting the reorganization of the Nakano Property into San Diego
- B) Place a zone change ordinance on first reading