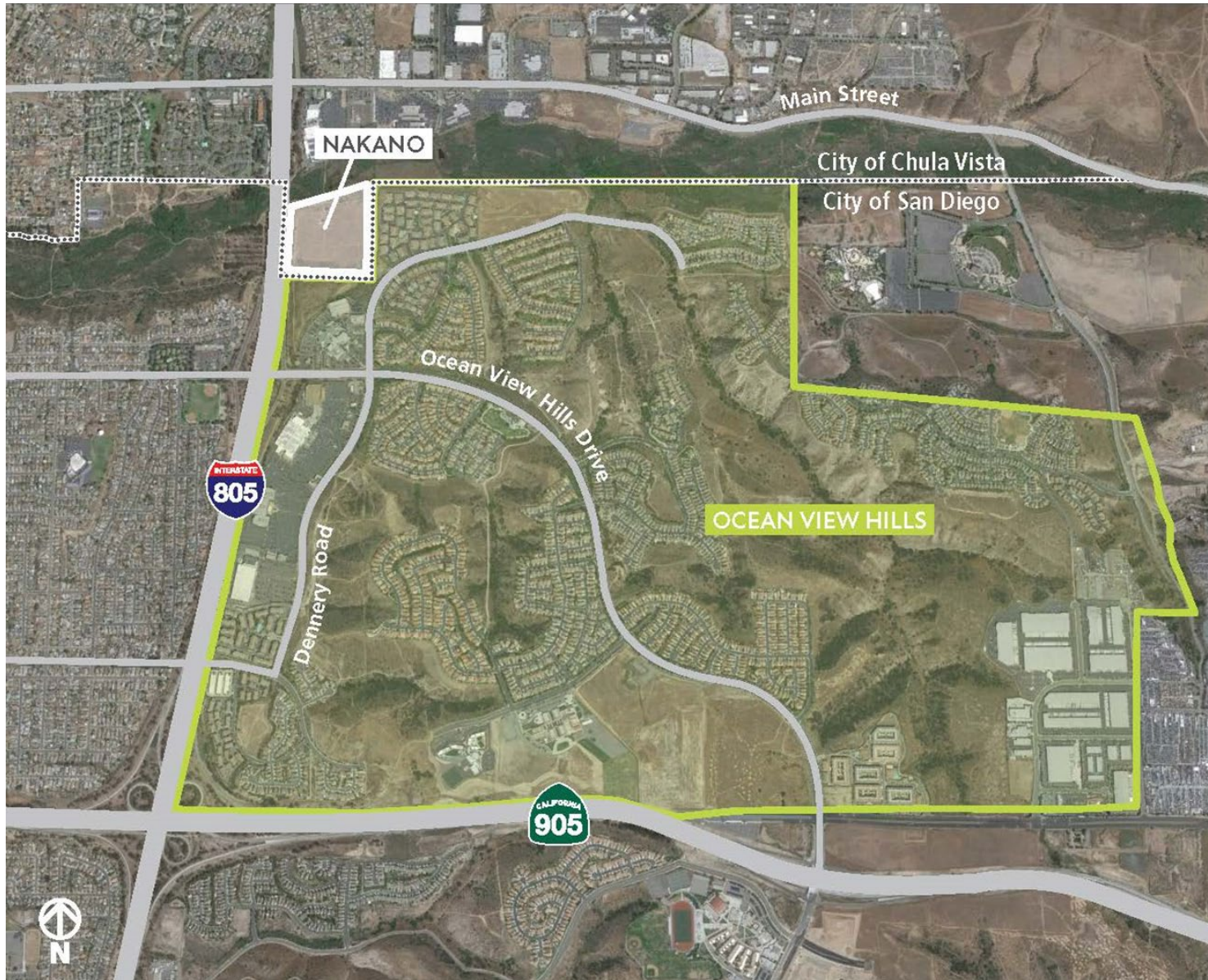




Sendero Community

Location/Overview



- 23.8-acre site
- South of the Otay River and east of Interstate 805
- Adjacent to City of San Diego's Ocean View Hills community
- In Chula Vista but separated from Chula Vista lands and services
- Intended to be entitled in Chula Vista then annexed to San Diego



Development Summary

- Rezone from A-8 in Chula Vista to Residential-Low Medium in San Diego (1 DU/3,000 square feet)
- 215 units (Up to 221 Max)
 - 61 detached condominiums
 - 84 duplexes
 - 70 townhome dwelling units
- 22 affordable units
- Maximum structure height – 30 feet
- Net site area – 20.48 acres (891,924 square feet)
- Total landscape/open space – 482,250 square feet (47%)
- Amount of site to be graded – 21.18 acres
- Public and Private amenities:
 - Connections to the OVRP
 - Public Parks
 - Trailheads

Constraints/Land Uses

Constraints

- South side of Otay River Valley
- Site lacks access to Chula Vista services
- Topography limits Chula Vista's ability to directly serve property
- Logical annexation to San Diego

Land Use Consistency

- Consistent with surrounding land uses:
 - North - Vacant property (OVRP)
 - South - Medical offices (Kaiser Permanente Medical Center)
 - East - Multi-family homes (River Edge Terrace Apartments)
 - West - I-805
- Reorganization will support implementation of the Otay Valley Regional Park Master Plan by enhancing local trails connectivity
- No need to expand public facilities, existing/adequate facilities to provide service





Site History

Historically considered for annexation:

- 1990: Joint Exercise Power Agreement
- 2000: Park Agreement
- 2001: Park Agreement Amendment
- 2002: Letter of Intent
- 2003: San Diego General Plan Amendment Initiation
- 2004: Letter of Intent
- 2005: San Diego begins processing Nakano and Las Casitas projects
- 2011: San Diego Land Use & Housing Committee accepts report on Reorganization
- 2011: EIR is circulated
- 2019: Chula Vista Staffing and Reviewing Agreement
- 2021: Memorandum of Understanding
- 2021: Chula Vista begins processing





Project Support

- 2022: OMCPG supports initiating an amendment to the Community Plan, September 21, 2022
- 2022: OVPR CAC update provided July 14, 2022
- 2023: **Otay Water District (OWD)** provided letter of support dated October 26, 2023
- 2023: **OVRP Joint Powers Authority** (County, City of Chula Vista and City of San Diego) meeting in preparation for seeking CAC recommendation November 27, 2023
- 2023: **OVRP CAC** voted to approve the Nakano project December 14, 2023
- 2024: **OMCPG** voted unanimously to recommend approval of the Nakano project March 20, 2024
- 2024: **Wildlife Agencies**, U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) provided August 15, 2024, letter of concurrence



Project Objectives

- Implement Chula Vista and San Diego policies through the following objectives:
 - **Housing** – Develop underutilized property to provide a range of housing
 - **Service** – Reorganize the property through an application to LAFCO. Detach from Chula Vista and Otay Water District and annex into San Diego as recommended by LAFCO
 - **Access** – Provide a compact residential development pattern conducive to walking and bicycling compatible in scale/character to existing vicinity developments
 - **Amenities** – Provide amenities that contribute to the nearby OVRP recreational uses, including an overlook to the park and multi-modal connections
 - **Economy** – Generate financial benefits to the local economy through public services, workforce housing and generating property tax and local jobs





Nakano Processing – Chula Vista

- City of Chula Vista hearings anticipated fall 2024 to approve discretionary actions (in process)
- The Project is currently being entitled in City of Chula Vista and the City of San Diego is the reviewer
- City of San Diego would issue grading and development permits for the project site and all off-site improvement areas following LAFCO reorganization (Annexation Scenario 2a) anticipated mid-2025

Chula Vista Discretionary Actions (Annexation Scenario 2a)

Amend to the City of Chula Vista General Plan to remove the Open Space (OS) designation and designate the project site as Specific Plan – Residential Medium to allow residential development at a density range of up to 11 dwelling units per acre.

Adopt the City of Chula Vista Nakano Specific Plan to establish the land use, intensity, development regulations, design standards, and primary infrastructure components needed to support development of the site.

Approve a Tentative Map to subdivide the property as a condominium project as defined by Section 4125 of the Civil Code of the State of California and as filed pursuant to the Subdivision Map Act.

Certify the Nakano Project EIR.

Adopt CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program

Adopt a Resolution of Support for City of San Diego's Application to LAFCO consenting to the Reorganization.

Approve an Annexation Agreement outlining the process by which the Nakano Project would be processed and annexed into San Diego.

Recreation Concepts

Overlook Park

Trailhead Park

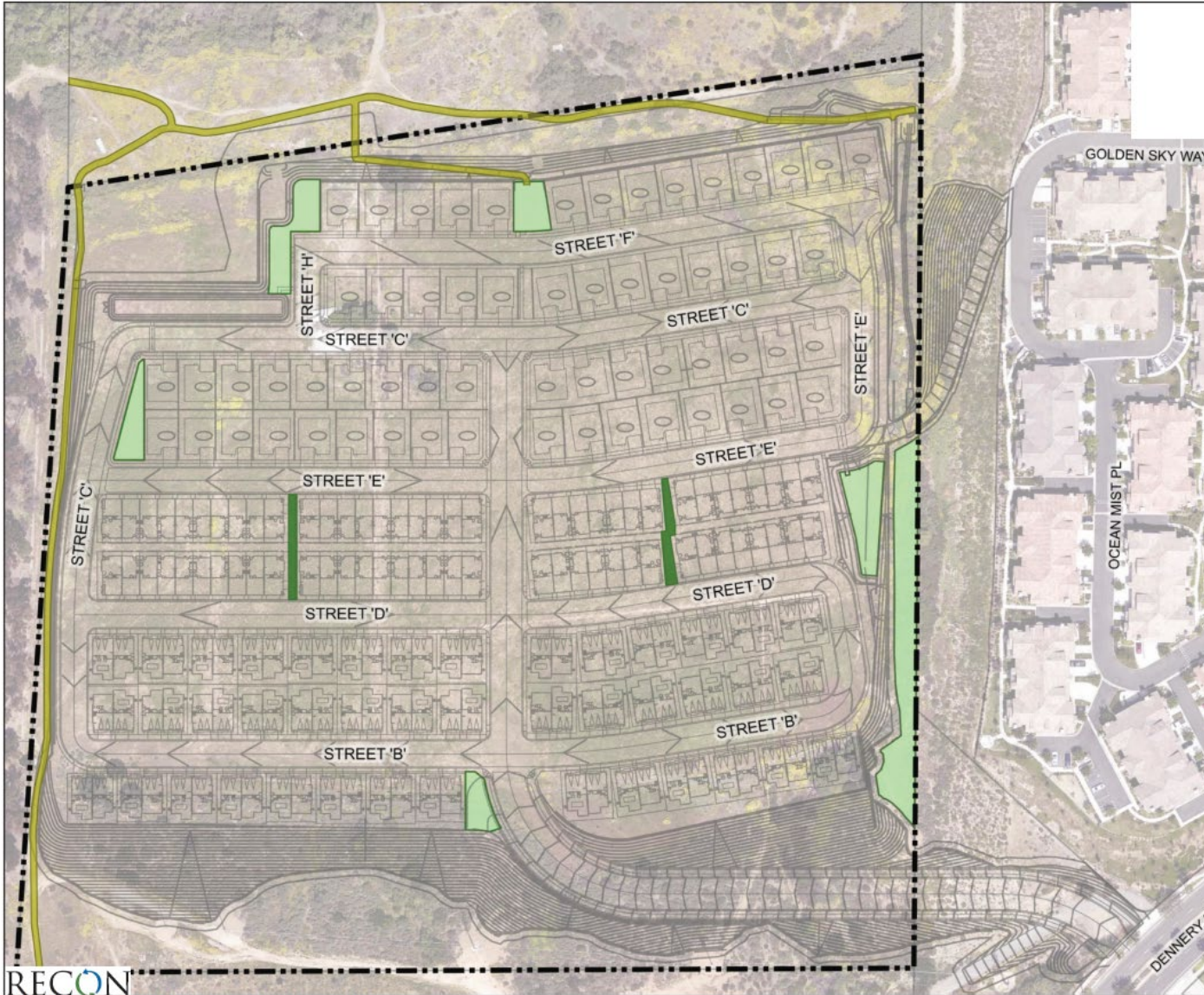
Trail Pop-Out

Eastern Paseo



Parks and Trails

Map Source: Rick Engineering, Inc.

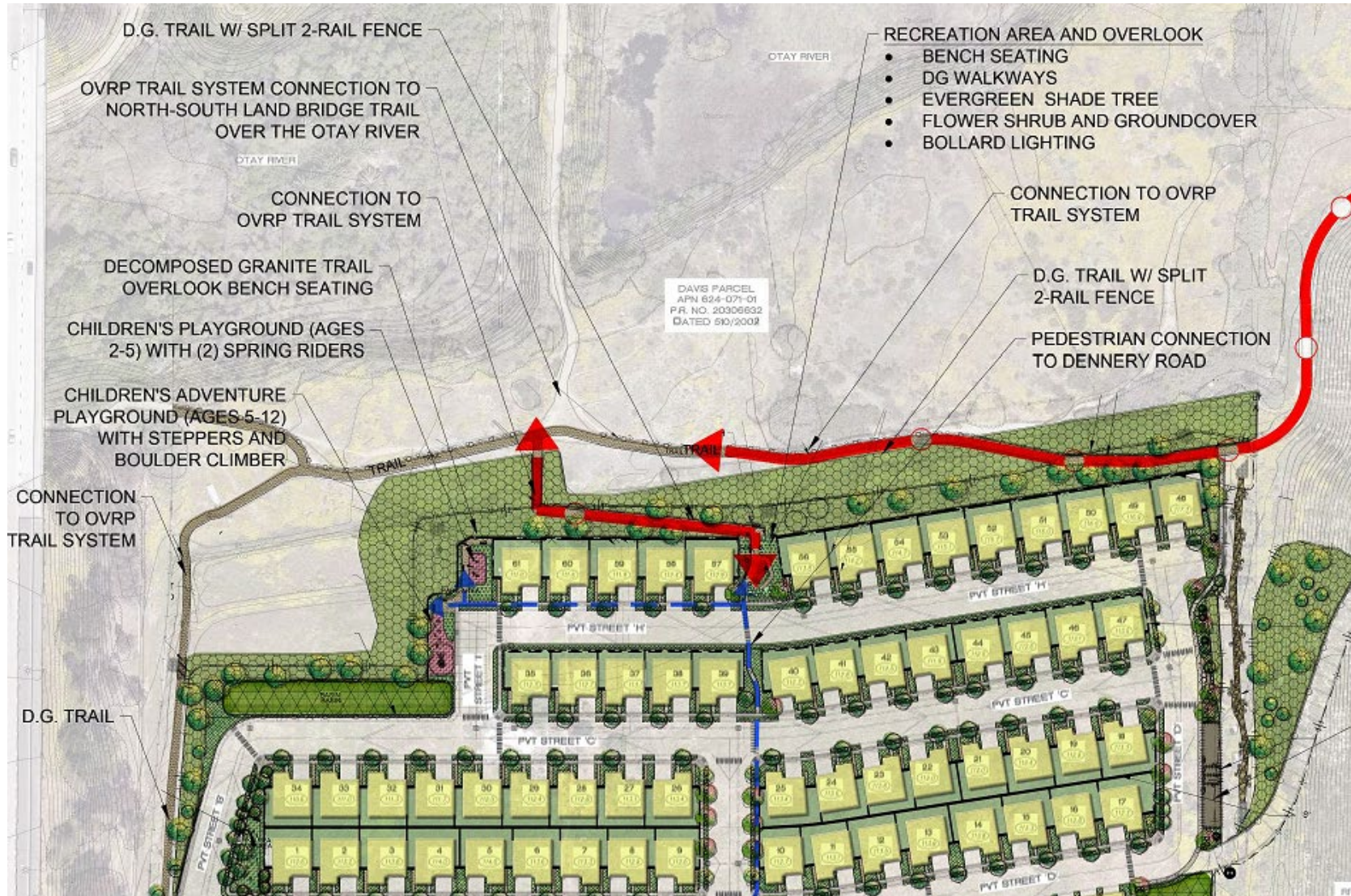


- Two park areas are sited along the northern boundary to increase access and views toward the OVRP.
- The central overlook pocket park at the northern boundary would provide a trail connection to the OVRP.

- Project Site
- Pocket Park
- Paseo
- OVRP Trail Connection



Northern Connectivity to OVRP



Recreation Connection to Dennergy Ranch Park



Homes

- High-quality design that creates visual interest and reduces the apparent size, bulk, and scale of a home
- Implement a cohesive color palette that utilizes natural earth tone colors that complement existing architecture, vegetation, and open space
- Maximum structure height – 30 feet



Citra-Meyer



Citra-Castello



Citra-Zutano



Timeline

Milestone	Target Date
Otay Water District Support	October 2023 (Received)
OVRP CAC Support	December 2023 (Received)
EIR Public Review	April – June 2024 (Complete)
Planning Group Support	March 2024 (Received)
Chula Vista Hearings	October – November 2024 (In Process)
San Diego Hearings	December – January 2025
Concurrent Ministerial Processing in City of San Diego	January 2025
LAFCO Application	Early 2025
LAFCO Hearing and Annexation Complete	Mid 2025
Grading Permit	Fall 2025
Homes Under Construction/For Sale	2026

Community Benefits/Support

- Constructs new public lookouts and trails connecting to OVRP
- Creates new communal gathering spaces
- Creates biological resources, including new upland and wetland habitats, and sensitive plants, in perpetuity
- Creates new entry level market rate housing opportunities
- Provides new affordable housing units
- Completes the vision for the Ocean View Hills community
- Contributes fees towards regional community improvements
- Supports economic growth for local businesses and employment centers



We are seeking Chula Vista Planning Commission support of the Nakano project today.



Thank you.