



Nakano Project

Planning Commission

Item 5.3

October 9, 2024



Main Street



City of Chula Vista

City of Chula Vista

PROJECT SITE

Dennerly Road

City of San Diego

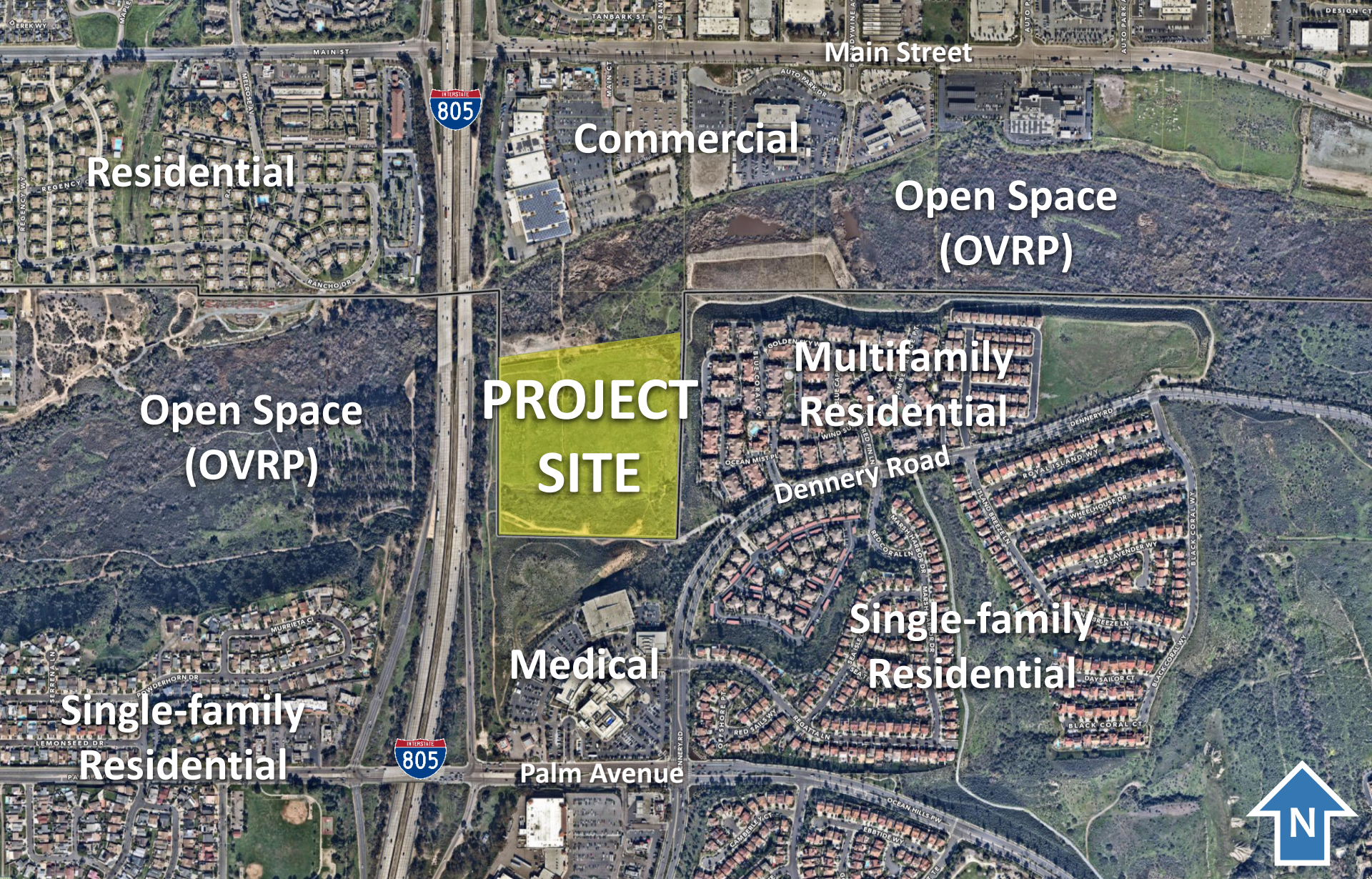
City of San Diego



Palm Avenue



VICINITY MAP



Residential

Commercial

Open Space (OVRP)

Open Space (OVRP)

PROJECT SITE

Multifamily Residential

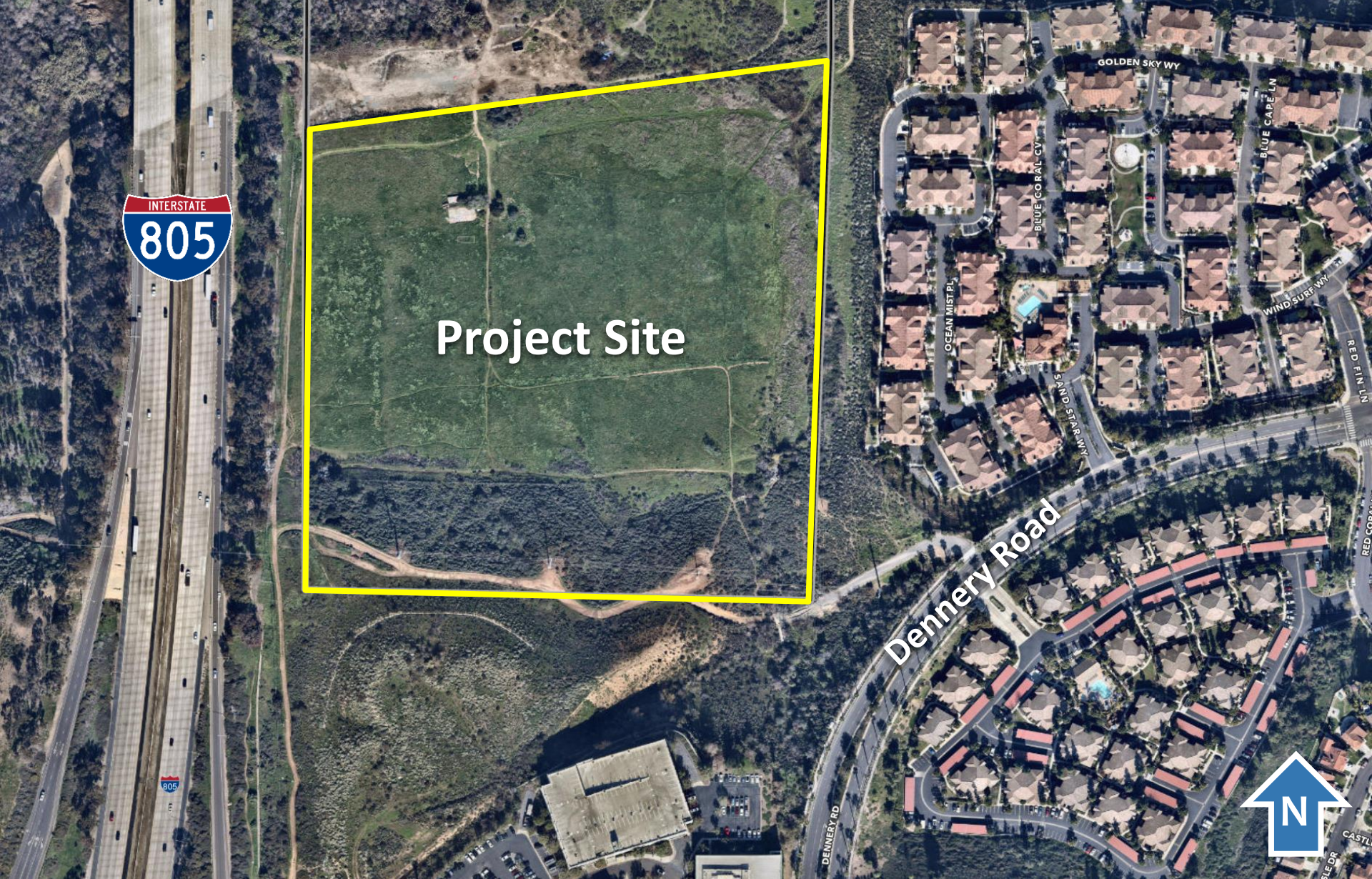
Single-family Residential

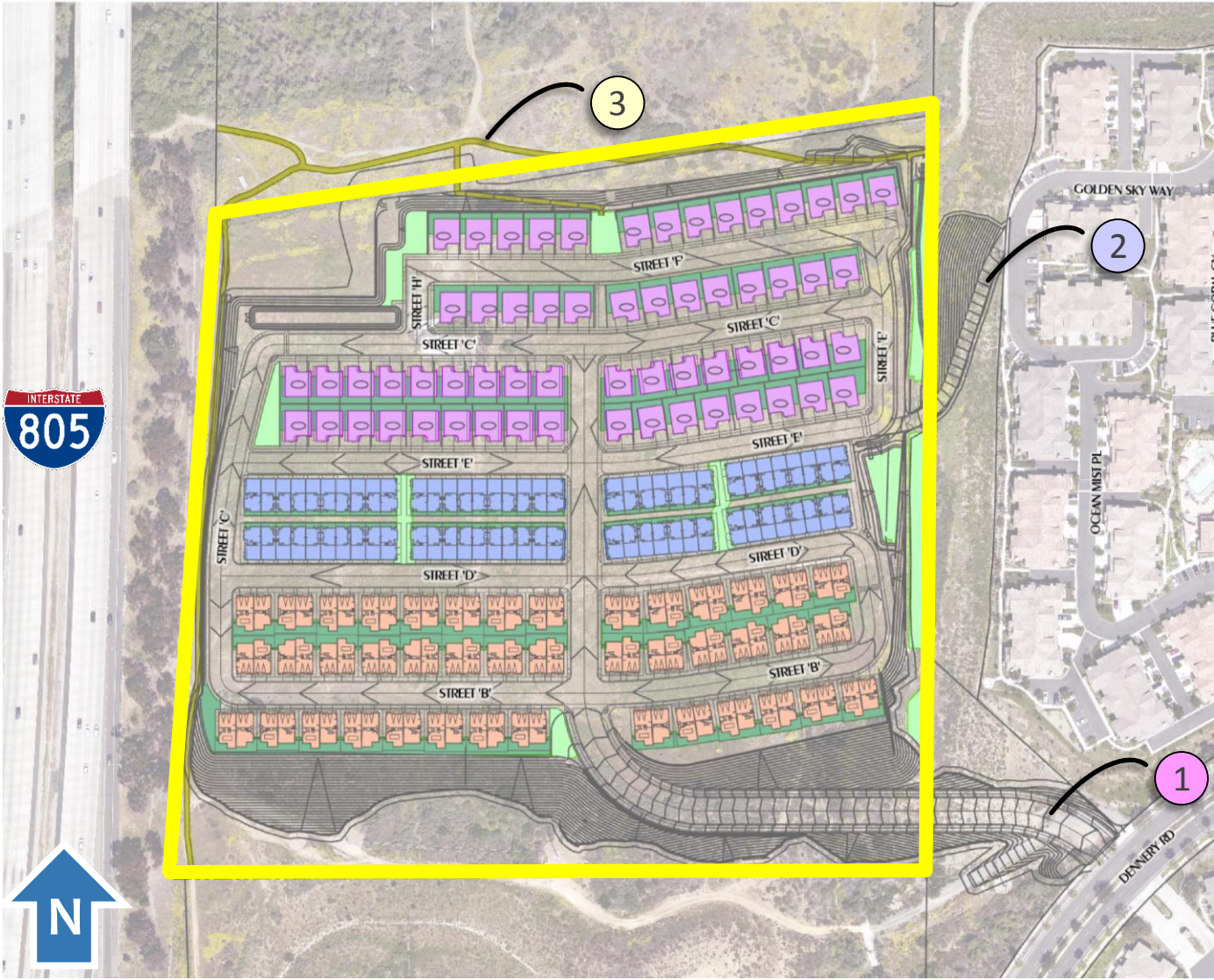
Medical

Single-family Residential

LAND USE







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



RECOMMENDATIONS

Adopt a resolution recommending City Council:

- **Certify EIR22-0001**
- **Approve the Project under Annexation Scenario 2a of EIR22-0001**
 - Amend the General Plan changing the land use designation from Open Space (OS) to Medium Residential (RM)
 - Approve the Nakano Specific Plan
 - Approve Tentative Map PCS21-0001
 - Approve the Annexation Agreement
 - Approve the Property Tax Exchange Agreement
 - Support the reorganization of the Nakano Property into San Diego
- **Place a zone change ordinance on first reading**