



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

37-03/13/2025-0177

STATE CLEARING HOUSE NUMBER(If applicable)

2022060260

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 03/13/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 252-NOD-0025	
PROJECT TITLE NAKANO PROJECT		

PROJECT APPLICANT NAME TRI POINTE HOMES, IE-SD, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-794-2510
PROJECT APPLICANT ADDRESS 13520 EVENING CREEK DRIVE N., SUITE 300	CITY SAN DIEGO	STATE CA
		ZIP CODE 92128

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee(State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	0.00

PAYMENT METHOD

☐ Cash ☐ Credit ☒ Check ☒ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

x ERS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK # 2865199 and REM: 12/06/2024 RECT: 37-12/06/2024-1010



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Mar 13, 2025 11:07 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000196
State Receipt # 37031320250177
Document # 252-NOD-25

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

NAKANO PROJECT

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** March 13, 2025
Posted March 13, 2025 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**SUBSEQUENT ACTION NOTICE OF DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15162)**

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: PRJ-1076302

State Clearinghouse Number: 2022060260

Project Title: Nakano Project

Project Location: Dennery Road, Chula Vista, California (APN 624-071-0200)

City/County: Chula Vista/San Diego

Description of Previous Action and Project: The City of Chula Vista (Lead Agency) prepared an Environmental Impact Report (EIR) No. EIR22-0001 for the Nakano project. The EIR was certified by the Council of the City of Chula Vista on December 3, 2024. The City of Chula Vista approved their actions associated with project Scenario 2a, which involves detachment of the site from the City of Chula Vista and subsequent development in the City of San Diego.

On February 25, 2025 the City of San Diego approved the Annexation of the 23.8-acre site into the City of San Diego, pre-zone to Residential Multiple Unit 1-1 (RM-1-1), General Plan and Otay Mesa Community Plan Amendments, Minor Amendment to the City of San Diego Multiple Species Conservation Program Subarea Plan, an Ordinance (including Site Development Permit findings, San Diego Municipal Code deviations and Annexation Agreement), Site Development Permit for off-site improvements, sewer Easement Vacations, Council District Boundary Amendment, and Annexation into the Ocean View Hills Maintenance Assessment District.

Description of Current Project: The current project consists of the Property Tax Exchange Agreement between the City of Chula Vista and the City of San Diego relating to the Nakano Annexation.

Project Applicant: Allen Kashani, Tri Pointe Homes, IE-SD, Inc., 13520 Evening Creek Drive N., Suite 300, San Diego, CA 92128, (858) 794-2510

Determination: As a Responsible Agency, the City of San Diego considered the EIR as prepared by the Lead Agency (City of Chula Vista). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent or supplemental EIR or subsequent Negative Declaration/Mitigated Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

This is to advise that the Council of the City of San Diego on March 11, 2025 approved the above-described Property Tax Exchange Agreement between the City of Chula Vista and the City of San Diego relating to the Nakano Annexation action and made the following determinations: 20-21933

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Furthermore, the City has made the following determinations:

1. The project in its approved form ☒ would, or ☐ would not have a significant effect on the environment.
2. The proposed project ☐ would, or ☒ would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in the project EIR.
3. Mitigation measures ☒ were, ☐ were not, made a condition of the approval of the project;
4. New Findings ☒ were, ☐ were not, required pursuant to CEQA Guidelines Section 15091.
5. New Statement of Overriding Considerations ☒ were, ☐ were not, required.

It is hereby certified that the CEQA 15162 Consistency Analysis Memorandum and final environmental document(s) are available to the public at the office of the City's Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: D. Marshall

Telephone: (619) 687-5904

Filed by:

Connie Patterson
Signature

Legislative Recorder II
Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]

Reference: California Public Resources Code, Section 15162/63.



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		RECEIPT NUMBER: 37-12/06/2024-1010
LEAD AGENCY CITY OF CHULA VISTA		STATE CLEARING HOUSE NUMBER (if applicable) 2022060260
LEAD AGENCY EMAIL		DATE 12/06/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO		DOCUMENT NUMBER 2024-NOD-0142
PROJECT TITLE NAKANO PROJECT		

PROJECT APPLICANT NAME CITY OF CHULA VISTA	PROJECT APPLICANT EMAIL		PHONE NUMBER 619-691-5110
PROJECT APPLICANT ADDRESS 276 FOURTH AVENUE	CITY CHULA VISTA	STATE CA	ZIP CODE 91910
PROJECT APPLICANT (Check appropriate box) ☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity			

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,051.25	\$	4,051.25
☐ Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
☐ Exempt from fee			
☐ Notice of Exemption (attach) ☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other	TOTAL RECEIVED	\$	4,101.25
SIGNATURE 			
AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, SILVIA LUNA, Deputy			

Payment Reference #: CK# 71941

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753.5A (Rev. 01/01/2024)



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Dec 06, 2024 04:49 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-001096
State Receipt # 37120620241010
Document # 2024-NOD-142

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

NAKANO PROJECT

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type)

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** December 6, 2024
Posted December 6, 2024 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.6.

Notice of Determination**Appendix D****To:**

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

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

From:

Public Agency: City of Chula Vista
Address: 276 Fourth Avenue
Chula Vista, CA 91910
Contact: Desmond Corley
Phone: 619-691-6110

☒ County Clerk

County of: San Diego
Address: P.O. Box 1750, MS A33
1800 Pacific Highway
Room 260
San Diego, CA 92101-2422

Lead Agency (if different from above):

Address: _____
Contact: _____
Phone: _____

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

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

Project Title: Nakano Project

Project Applicant: City of Chula Vista

Project Location (include county): The approximately 28.77-acre project parcel is east of Interstate 805 (I-805), northwest of the 460 block of Dennery Road and south of the Otay River in the City of Chula Vista, in San Diego County (assessor parcel number [APN] 624-071-0200). The project site is located at the southern edge of the City of Chula Vista, bordered by the City of San Diego on the other three sides (west, south, and east). The project site is approximately 5.8 miles east of the Pacific Ocean and approximately 11 miles south of downtown San Diego. Additionally, the project site is approximately 8.2 miles north of the San Ysidro Port of Entry to Mexico.

Project Description:

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

The environmental impact report (EIR) analyzed three development scenarios: (1) No Annexation Scenario; (2) Annexation Scenario 2a: Site Development in San Diego after Annexation; and (3) Annexation Scenario 2b: Site Development in Chula Vista followed by Annexation. While the proposed development design and density would be the same under each scenario, the process to implement the proposed zoning and development standards would differ under each scenario. Upon project approval, Scenario 2a (annexation by the City of San Diego) was selected for adoption. In this scenario, the City of San Diego would adopt a rezoning ordinance to allow for the project site to be zoned Residential Multiple Unit 1-1 (RM-1-1), which would permit a maximum density of one dwelling unit for each 8,000 square feet of lot area. The site would be designated Residential-Low Medium in the OMCP and San Diego General Plan.

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

Notice of Determination**Appendix D**

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

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

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

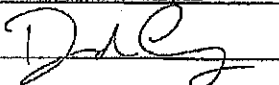
(☒ Lead Agency or ☐ Responsible Agency)

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

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

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

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

Signature (Public Agency):  Title: Principal Planner

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

San Diego County



Transaction #: 8123846
 Receipt #: 2024441552

JORDAN Z. MARKS

Assessor/Recorder/County Clerk

1600 Pacific Highway Suite 260

P. O. Box 121750, San Diego, CA 92112-1750

Tel. (619) 237-0502 Fax (619) 557-4155

www.sdarcc.gov

Cashier Date: 12/06/2024

Cashier Location: SD

Print Date: 12/06/2024 4:50 pm

Payment Summary

Total Fees	\$4,101.25
Total Payments	\$4,101.25
Balance:	\$0.00

Payment

CHECK PAYMENT #71941	\$4,101.25
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Total Payments	\$4,101.25
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Filing

CEQA - NOD

FILE #: 2024-001096 Date: 12/06/2024 4:49PM Pages: 3

State Receipt # 37-12/06/2024-1010

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Environmental Impact Report	\$4,051.25
Total Fees Due:		\$4,101.25

Grand Total - All Documents:	\$4,101.25
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San Diego County



Transaction #: 8261001
Receipt #: 2025093329

JORDAN Z. MARKS

Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 03/13/2025
Cashier Location: SD

Print Date: 03/13/2025 11:08 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #2865199 \$50.00

Total Payments \$50.00

Filing

CEQA - NOD FILE #: 2025-000196 Date: 03/13/2025 11:07AM Pages: 9

State Receipt # 37-03/13/2025-0177

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00