

Notice of Determination

To: Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth Street, Room 113

Sacramento, CA 95814

From:

CA Regional Water Quality Control Board,

San Diego Region (San Diego Water Board)

2375 Northside Drive, Suite 100

San Diego, CA 92108

Contact: Ariel Cutter

Phone: 619-521-8052

Lead Agency (if different from above):

City of Chula Vista

276 Fourth Avenue,

Chula Vista, CA 91910

Contact: Desmond Corley

Phone: 619-691-5110

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: Tri Pointe Homes

Project Location (include county): Latitude 32.589932, longitude -117.032446 within the City of Chula Vista, San Diego County, California 92154

Project Description: The San Diego Water Board issued Waste Discharge Requirements (Order No. R9-2026-0025) to the Project Applicant to develop residential housing consisting of detached condominiums, duplexes, and townhome dwelling units. The project includes construction of a primary access road, internal private street and driveways, a secondary emergency access road, pocket parks, trail connection to Otay Valley Regional Park, an underground pipe culvert, a concrete box culvert, two biofiltration basins and a modular wetland with a detention vault.

This is to advise that the San Diego Water Board, a Responsible Agency, has approved the above-described project on March 11, 2026, and has made the following determinations regarding the above-described project.

1. The project will have a significant effect on the environment. This determination is limited to effects within the San Diego Water Board's purview as a Responsible Agency.
2. The San Diego Water Board considered the environmental impact report prepared by the Lead Agency for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the San Diego Water Board's approval of the project.

4. A mitigation reporting or monitoring plan was adopted by the San Diego Water Board for this project.
5. A statement of Overriding Considerations was not adopted by the San Diego Water Board for this project.
6. Findings were made by the San Diego Water Board pursuant to the provisions of CEQA.

The final EIR prepared for the project is available to the general public at the office of the Lead Agency listed above. The record associated with the San Diego Water Board's decision is available at 2375 Northside Drive, Ste. 100, San Diego CA 92108, ph. 619-521-1990 (Electronic File No./PIN 894814).

Signature (Public Agency) of David W. Gibson, Executive Officer:

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resource Code.
Reference Sections 210000-21174, Public Resource Code.