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JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-001060

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

EASTERN PRESERVE SPECIFIC PLAN

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): NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PROJECT SCOPING MEETING BY THE CITY OF CHULA VISTA

Posted: 11/17/26

Filed by: ROSALINDA LICO

Deputy County Clerk

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.

CITY OF CHULA VISTA **Development Services Department**

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PROJECT SCOPING MEETING BY THE CITY OF CHULA VISTA

NOVEMBER 16, 2026

NOTICE IS HEREBY GIVEN THAT THE CITY OF CHULA VISTA, Development Services Department (DSD), will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act (CEQA) for the Eastern Preserve Specific Plan (hereafter Project). The Notice of Preparation (NOP) is the first step in the CEQA process for the project. The City is seeking input from the public and agencies on the scope and content of the EIR, including the potential environmental impacts of the Project, ways to mitigate those impacts, and alternatives that may lessen those impacts. A scoping presentation to solicit public and agency input on the scope of an Environmental Impact Report (EIR) has been scheduled on the date and time below.

PROJECT NUMBER(S): PLN25-0078 - Environmental Impact Report (EIR)26-0002, General Plan Amendment (GPA) 25-0078, Specific Plan (SPA) 25-0078, Tentative Subdivision Map (TM) 25-0078, Zone Change (ZC) 25-0078.

PUBLIC SCOPING MEETING: In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City of Chula Vista will hold a public scoping meeting, where agencies, and members of the public will receive a brief presentation on the Project and the CEQA process. The purpose of the scoping presentation is to inform the public and agencies that the lead agency, the City of Chula Vista Development Services Department (DSD), is evaluating a project under CEQA and set forth in Public Resources Code Section 21065 to solicit public comment regarding the type and extent of environmental analyses to be undertaken. At the scoping stage, DSD describes the preliminary concept of the project, and asks for public and agency feedback regarding the scope of the EIR. To provide such information and in the interest of the public health and safety, DSD has prepared a scoping presentation. Additional project information can be found at: www.chulavistaca.gov/314/environmental-notices. Members of the public and relevant agencies are requested to provide their comments in writing, via email or mail, to the contact address and by the deadline shown below.

The public scoping meeting will be held on December 1, 2026, from 6:00 PM – 8:00 PM, which will be held at Montevalle Recreation Center, 840 Duncan Ranch Road, City of Chula Vista, California 91914.

SUBMITTING COMMENTS: Comments regarding the scope of the EIR will be accepted for 33 days following issuance of the notice on November 16, 2026. Comments must be received by Friday, December 18, 2026 by 5:00 pm. All comments should be submitted to Reyna Ayala, Principal Planner, Development Services Department, via email at rayala@chulavistaca.gov or to the address listed below and should reference the project numbers (PLN25-0078, EIR26-0002, GPA25-0078, SPA25-0078, TM25-0078, ZC25-0078) and project name (Eastern Preserve Specific Plan).

City of Chula Vista, Development Services Department, Attn: Reyna Ayala
276 4th Avenue, Building B
Chula Vista, CA 91910

Upon completion of the scoping process, comments received on the EIR scope will be considered in the preparation of the draft environmental document.

ACCESSIBILITY: Individuals with disabilities are invited to request modifications or accommodations in order to access and/or participate in the scoping process by contacting the City Clerk's Office at cityclerk@chulavistaca.gov or (619) 691- 5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the opening date of the forum.

CITY OF CHULA VISTA **Development Services Department**

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR

Eastern Preserve Specific Plan Project

PROJECT LOCATION

The proposed Eastern Preserve Specific Plan Project is located at 525 Hunte Parkway, west of the extension of Hunte Parkway and approximately ¼ mile north of Proctor Valley Road, in the City of Chula Vista, California (Figure 1). The site Assessor's Parcel Numbers (APNs) are portions of 585-140-14, 585-140-21, 595-040-08, 595-040-01. The project site is in the northeastern portion of the City of Chula Vista. The Project site encompasses approximately 99.4 acres.

PROJECT SETTING AND BACKGROUND

The Project site is currently comprised of the former Auld (Salt Creek) Golf Course, driving range, parking areas, and clubhouse facilities. The Project site is designated Open Space in the Chula Vista General Plan and is owned by the Otay Water District (OWD). Historically, the Project Site was developed as an 18-hole golf course that operated from 2000 to 2018 and was closed due to ongoing financial challenges. In 2019, OWD declared a portion of the property surplus and subsequently completed the Surplus Land Act process.

Surrounding land uses include an existing single-family residential neighborhood (Rolling Hills Ranch) to the south and OWD infrastructure and the San Miguel Habitat Mitigation Area (HMA) to the north, east, and west. The HMA is a conserved biological preserve managed by OWD in coordination with state and federal wildlife agencies.

PROJECT DESCRIPTION

The proposed Project includes adoption of the Eastern Preserve Specific Plan, along with a General Plan Amendment, Rezone, and Tentative Map. The proposed Project would develop 182 single-family residential lots and a 1.6-acre site accommodating 54 multi-family affordable housing units, for a total of 236 residential 54 lower income units. The multi-family affordable housing site is planned in the southeast portion of the Project Site to provide walkable access to nearby transit stops and a public park and is also accessible to nearby schools and commercial uses. The affordable housing development would include on-site parking spaces and associated amenities. Project amenities would include private open space areas, fuel modification zones, recreational facilities, community gardens, internal roadways, trails, and utility infrastructure. Vehicular access would be provided via the extension of Hunte Parkway, with internal public residential streets, pedestrian and bicycle facilities, and a planned community trail connecting to the regional trail system. The Project also includes an additional access between the Project site and existing North Trail Court located off-site south of the Project.

A General Plan and Land Use Plan Amendment is proposed to be processed concurrently with Specific Plan adoption, which would change the existing land use designation from Open Space to Low Medium Residential, High 2 Residential and Open Space. California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits adoption and administration of specific plans as an implementation tool for the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and

programs with the goals and policies set forth in the general plan. The Eastern Preserve Specific Plan would be prepared in conformance with the goals and policies of the City of Chula Vista General Plan as amended, by providing residential uses, affordable housing, recreational amenities, and open space on a formerly developed site. The Eastern Preserve Specific Plan would establish three land use districts within the project site: Residential Single-Family (SF-1), Residential Multi-Family (MF-1), and Private Open Space (POS).

Approval of the proposed Project would require certification of an Environmental Impact Report (EIR); adoption of a General Plan Amendment; adoption of the Eastern Preserve Specific Plan; approval of associated zoning and subdivision entitlements; and adoption of applicable CEQA Findings, a Statement of Overriding Considerations, if required, and a Mitigation Monitoring and Reporting Program (MMRP). Upon adoption by ordinance, the Eastern Preserve Specific Plan would become the governing zoning document for the project site. Where conflicts occur between the Chula Vista Municipal Code and the Specific Plan, the Specific Plan would prevail; where standards are not addressed in the Specific Plan, underlying Municipal Code provisions would apply. The Eastern Preserve Specific Plan would be prepared in conformance with the goals and policies of the City of Chula Vista General Plan, as amended, to facilitate residential development, affordable housing, recreational amenities, and open space on a formerly developed site.

DOCUMENTS TO BE AMENDED INCLUDE:

- Chula Vista General Plan

EIR CONTENTS

Potential Environmental Effects of the Project

The City of Chula Vista has determined that the project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. An EIR is, therefore, required to comply with CEQA Guidelines Sections 15060 and 15081. Specifically, it has been determined that an EIR will be prepared.

In accordance with the CEQA Guidelines and the City's Environmental Procedures, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The scope of the EIR for the project will be based in part on comments received in response to this NOP and public input received during the public scoping period. The EIR will address each of the environmental issues summarized herein. An MMRP will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The following environmental issues will be analyzed in the EIR.

Aesthetics

The EIR will evaluate grading associated with the project and the potential change in the visual environment based on the proposed development, including substantial effects on scenic vistas and potential impact to scenic resources, if any are present in the vicinity of the site. Further, the EIR will evaluate any potential conflicts with applicable zoning and other regulations governing scenic quality.

Agricultural and Forestry Resources

The analysis will evaluate the project's potential to affect farmland, including a review of existing zoning and the presence of any Farmland Mapping and Monitoring Program (FMMP) classifications designated by the California Resources Agency. If the FMMP identifies potential agricultural resources, the analysis considers the site's suitability for agricultural use based on current conditions such as soil quality, water availability, climate, topography, and surrounding land uses.

Air Quality

The EIR will describe the existing air quality in the San Diego Air Basin (SDAB) in the vicinity of the project site, identify applicable regulations and policies, and evaluate potential air quality impacts associated with implementation of the project. Project consistency with the Regional Air Quality Strategy will be evaluated. In addition, air emissions generated during construction and operation of the proposed residential development will be estimated and evaluated in relation to applicable federal and state ambient air quality standards. The analysis will also address potential exposure of sensitive receptors to substantial pollutant concentrations and odors. Due to the project's proximity to nearby roadway sources, the potential for health risks will be evaluated in accordance with applicable City of Chula Vista policies. To the extent applicable, impacts of existing air quality conditions on future residents will be disclosed for informational purposes. A Air Quality Technical Report will be prepared and included as an appendix to the EIR.

Biological Resources

The EIR will address the potential direct and indirect impacts of the project on sensitive biological resources. The analysis will be based on project-specific biological surveys and regional resource information. Biological surveys have been conducted for the project site, and additional focused surveys for special-status species are ongoing and planned for 2026 and 2027. The analysis will also evaluate the project's consistency with the City of Chula Vista Multiple Species Conservation Program (MSCP) and related plans. A Biological Resources Technical Report will be prepared and included as an appendix to the EIR.

Cultural Resources

The EIR will address the project's potential impacts to cultural resources. Proposed site grading and other construction activities have the potential to impact unknown resources as well as known cultural sites. Existing on-site structures will be evaluated to determine whether they qualify as historical resources. A Cultural Resources Technical Report will be prepared for all areas of potential effect and included as an appendix to the EIR.

Energy

The EIR will calculate the energy usage (fuel, natural gas, and electricity) associated with the project and analyze whether the project would potentially result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Geology and Soils

A geology and soils technical report will be prepared and incorporated into the EIR. The EIR will evaluate

geology and soils issues pursuant to significance criteria based on Appendix G of the CEQA guidelines, including issues related to soils suitability, and the potential for adverse geotechnical conditions such as slope stability and seismic risks.

Greenhouse Gas Emissions

The greenhouse gas (GHG) emissions analysis will include calculations of the greenhouse gas emissions associated with the project and will identify any GHG reduction measures to reduce potential project GHG emission impacts. The EIR would also analyze the project's consistency with the applicable city's Climate Action Plan and other applicable relevant GHG plans, policies, or regulations. A GHG Resources Technical Report will be prepared and included as an appendix to the EIR.

Hazards and Hazardous Materials

The EIR will address risk of upset, hazardous emissions, proximity to airports, sea-level rise, and the potential interference with emergency response plans. The analysis consists of a database search of regulatory agency records to determine whether there are currently, or were previously, any reports of hazardous materials contamination or usage at the site or contamination at other sites within the search radius. The project will be required to comply with local, state and federal hazardous materials regulations. The analysis will address if the proposed project would result in any increased risk to the environment related to hazards and hazardous materials.

Hydrology and Water Quality

The EIR will evaluate effects of the project related to increases in impervious surfaces associated with the proposed residential development, including potential impacts to groundwater recharge, water quality related to urban runoff, and storm drain capacity due to changes in runoff patterns. The project will be required to comply with hydromodification requirements and applicable local, state, and federal regulations. The analysis will consider proposed on-site detention and water quality treatment features designed to manage stormwater runoff.

Land Use and Planning

The project proposes a General Plan Amendment, Specific Plan, and rezone. The EIR will identify all relevant goals, objectives, and policies within applicable plans and ordinances that pertain to the project and the avoidance or minimization of environmental effects. The analysis will evaluate whether project implementation would be consistent with these plans and policies, including the City of Chula Vista General Plan as amended. If any inconsistencies are identified, the analysis will address whether such inconsistencies would result in a significant physical environmental impact.

Mineral Resources

The EIR shall identify if the site contains significant mineral resources based on available mineral resource mapping information. The conditions of the site and surrounding area will be assessed to determine the significance of any mineral resources present. Impacts shall be evaluated based on if the resource provides a significant benefit to the local, regional, or state residents.

Noise

The EIR will evaluate the project's potential to increase noise levels above the baseline ambient noise condition and will address compliance with the noise policies and standards identified in the City of Chula Vista's General Plan and Municipal Code ordinances. Both short-term, construction-related noise, and long-term operational noise issues will be evaluated. A Noise Technical Report will be prepared and included as an appendix to the EIR.

Paleontological Resources

The EIR will address the project's potential impacts to paleontological resources. Proposed on- and off-site grading and other construction activities have the potential to impact unknown paleontological resources.

Population and Housing

The EIR will analyze the project's effects on population and housing, both within Chula Vista and the region. The project proposes residential development on the site; however, no existing housing is present, and implementation of the project would not displace existing residents or housing. Population projections will be based on residential occupancy and employment opportunities associated with the project. The discussion of housing and population issues will focus on population growth, which is primarily a "growth-inducing impact." The focus of the analysis shall be on whether the project would result in physical environmental impacts.

Public Services

The EIR will evaluate potential environmental impacts related to public services. The existing services and infrastructure will be identified and the potential for impacts to fire protection (including emergency medical services), police services, schools, parks, and other services. The analysis will focus on the potential increased demand on services based on the applicable City-approved standards and measures, and the associated physical improvements necessary to meet those service levels. As needed, coordination will be completed with the service providers to obtain information regarding existing service levels and the potential project impact to services. The physical environmental impacts to provide public services to the proposed project will be evaluated.

Recreation

The EIR will evaluate the project's potential to increase use of existing parks and recreational facilities as well as the environmental impact of any recreational facilities included in the project.

Transportation

The EIR will analyze the traffic study and will address potential conflicts with a program, plan, ordinance, or policy addressing the circulation system or CEQA Guidelines Section 15064.3, subdivision (b). The EIR will address project Vehicle Miles Traveled. Further, the EIR will analyze whether or not the project would substantially increase hazards due to a geometric design feature or result in inadequate emergency access. The analysis will address multi-modal transportation impacts, including pedestrian and bicycle modes of transportation. Thresholds will be utilized based on the location of the impact and the applicable City's regulations and standards. A Transportation Study will be prepared and included as an appendix to the EIR.

Tribal Cultural Resources

The EIR will address the project's potential impacts to tribal cultural resources. This project will involve Assembly Bill 52 and Senate Bill 18 consultations with California Native American Tribes to identify and protect tribal cultural resources. The proposed site grading and other construction activities will be evaluated to assess potential to impacts to tribal cultural resources. A Cultural Resources Technical Report shall be prepared for all areas of potential effect of the project and will be included as an appendix to the EIR.

Utilities and Service Systems

The EIR will evaluate potential impacts on utilities and service systems. The existing services and infrastructure will be identified and the potential for impacts to water, sewer, drainage, electrical, solid waste disposal, and telecommunication services. The analysis will focus on the potential increased demand on services based on City-approved standards and measures. This analysis will be supported by a sewer and water technical study, which will be included as appendixes to the EIR.

Wildfire

The EIR will analyze the project's potential wildfire hazard impacts. The analysis will address if the project would substantially impair an adopted emergency response plan or emergency evacuation plan, exacerbate wildfire risks through winds or installation or maintenance of associated infrastructure, or expose people or structures to significant risks, including downslope or downstream flooding or landslides. The site's emergency access and evacuation will be assessed for compliance with State and local regulations. A Fire Protection Plan and Wildfire Evacuation Study shall be prepared for all areas of potential effect of the project and will be included as an appendix to the EIR,

Alternatives

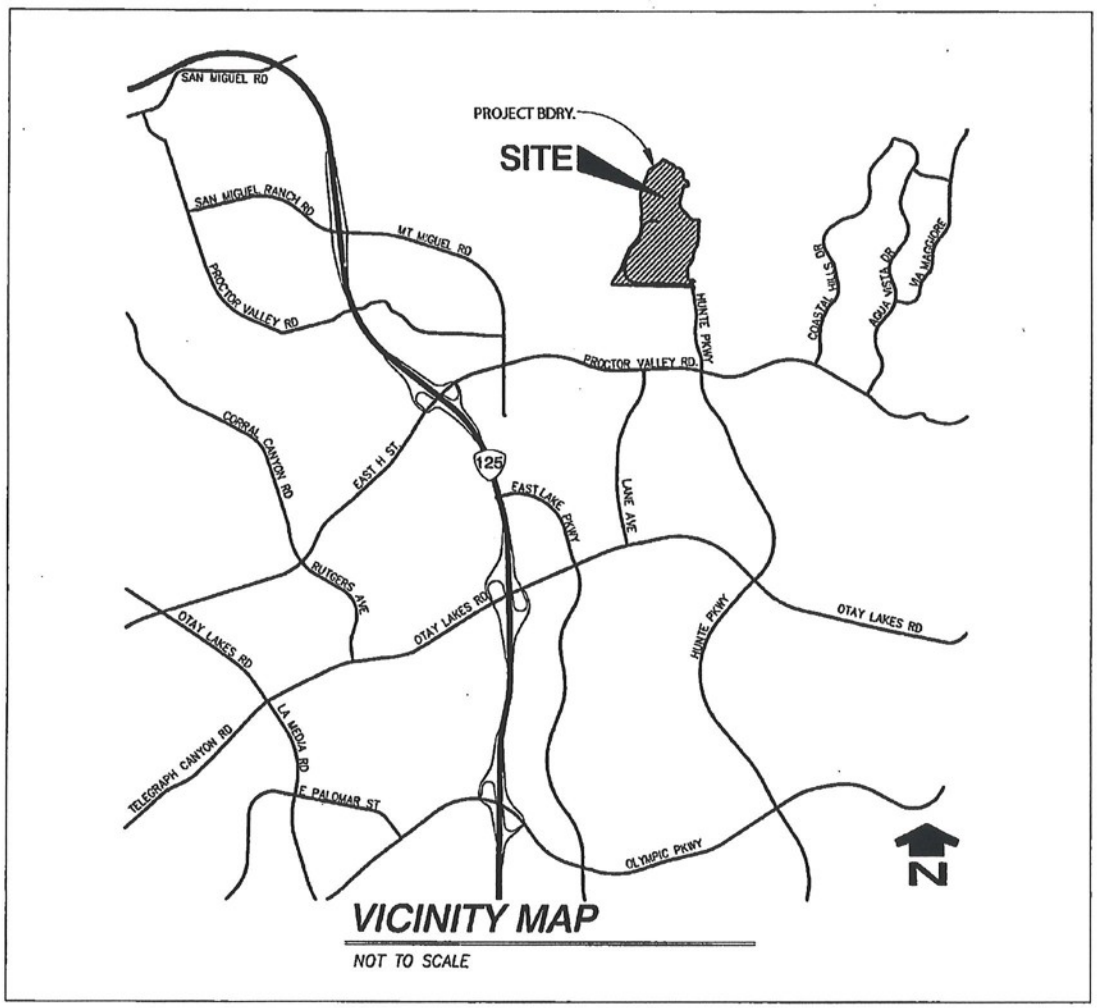
The EIR will consider a reasonable range of potentially feasible project alternatives which avoid or substantially reduce the project's significant impacts while meeting the basic project objectives. Alternatives may include a reduced density/intensity alternative, land use alternatives, and other alternatives developed in coordination with the City of Chula Vista once additional details regarding the significant impacts of the project are determined. The EIR will include a comparative environmental analysis of the various potentially feasible project alternatives in relation to the proposed project.

Other Mandatory Sections

Other mandatory sections that will be addressed in the EIR include Cumulative Impacts, Growth Inducement, Effects Found Not to Be Significant, and Significant Irreversible Environmental Changes. Topics discussed above determined to be less than significant may be discussed in the Effects Found Not to Be Significant section of the EIR.

CITY OF CHULA VISTA **Development Services Department**

FIGURE 1



San Diego County

Transaction #: 9374774
Receipt #: 2026443364

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 213
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 11/17/2026
Cashier Location: SD

Print Date: 11/17/2026 11:01 am

Payment Summary

Total Fees:	$0.00
Total Payments:	$0.00
Balance:	$0.00

Payment

NO CHARGE PAYMENT $0.00

Total Payments $0.00

Filing

CEQA - NOTICE FILE #: 2026-001060 Date: 11/17/2026 11:01AM Pages: 9

Total Fees Due: $0.00

Grand Total - All Documents: $0.00