Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Eastern Preserve Specific Plan

Lead Agency: City of Chula Vista | Contact Person: Reyna Ayala
Mailing Address: 276 4th Avenue, Building B | Phone: 6196915110
City: Chula Vista | Zip: 91910 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: Chula Vista, CA
Cross Streets: Hunte Parkway and Proctor Valley Road | Zip Code: 91914
Longitude/Latitude (degrees, minutes and seconds): 32 ° 39 ′ 45 ″ N / 116 ° 57 ′ 41 ″ W Total Acres: 99.4 Acres
Assessor's Parcel No.: 585-140-14, 585-140-21, 595-040-08, 595-040-01 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: SR-125 | Waterways: Otay Lakes Reservoir
Airports: NA | Railways: NA | Schools: Chula Vista Elementary, Sweetwater High School

Document Type:

CEQA: ☒ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units 236 Acres 41
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☒ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant (former golf course)/Open Space (OS)

Project Description: *(please use a separate page if necessary)*

The proposed Project includes adoption of the Eastern Preserve Specific Plan, along with a General Plan Amendment, Rezone, & Tentative Map to develop 39.4 acres into 182 single family residential lots & a 1.6 acre site accommodating 54 multi family affordable housing units, for a total of 236 residential (54 lower income) units. Approx. 41.8 acres of the project site will be conserved as open space. The multifamily 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 & commercial uses. The affordable housing development would include on site parking spaces & associated amenities. Project amenities would include private open space areas, fuel modification zones, recreational facilities, community gardens, internal roadways, trails, & utility infrastructure. Vehicular access would be provided via the extension of Hunte Parkway, with internal public residential streets, pedestrian & bicycle facilities, & 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. 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).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 11		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 9
X	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: LAFCO
X	Housing & Community Development	X	Other: SANDAG
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 11/17/2026 Ending Date 12/18/2026

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Jeb Hall/CWL Saltcreek LLC
Address: 2131 Palomar Airport Road, Ste. 150
City/State/Zip: Carlsbad, CA 92011
Phone: (760) 497-2897

Signature of Lead Agency Representative: Reyna Ayala Digitally signed by Reyna Ayala Date: 2026.11.17 14:20:36 -08'00' **Date:** 11/17/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.