

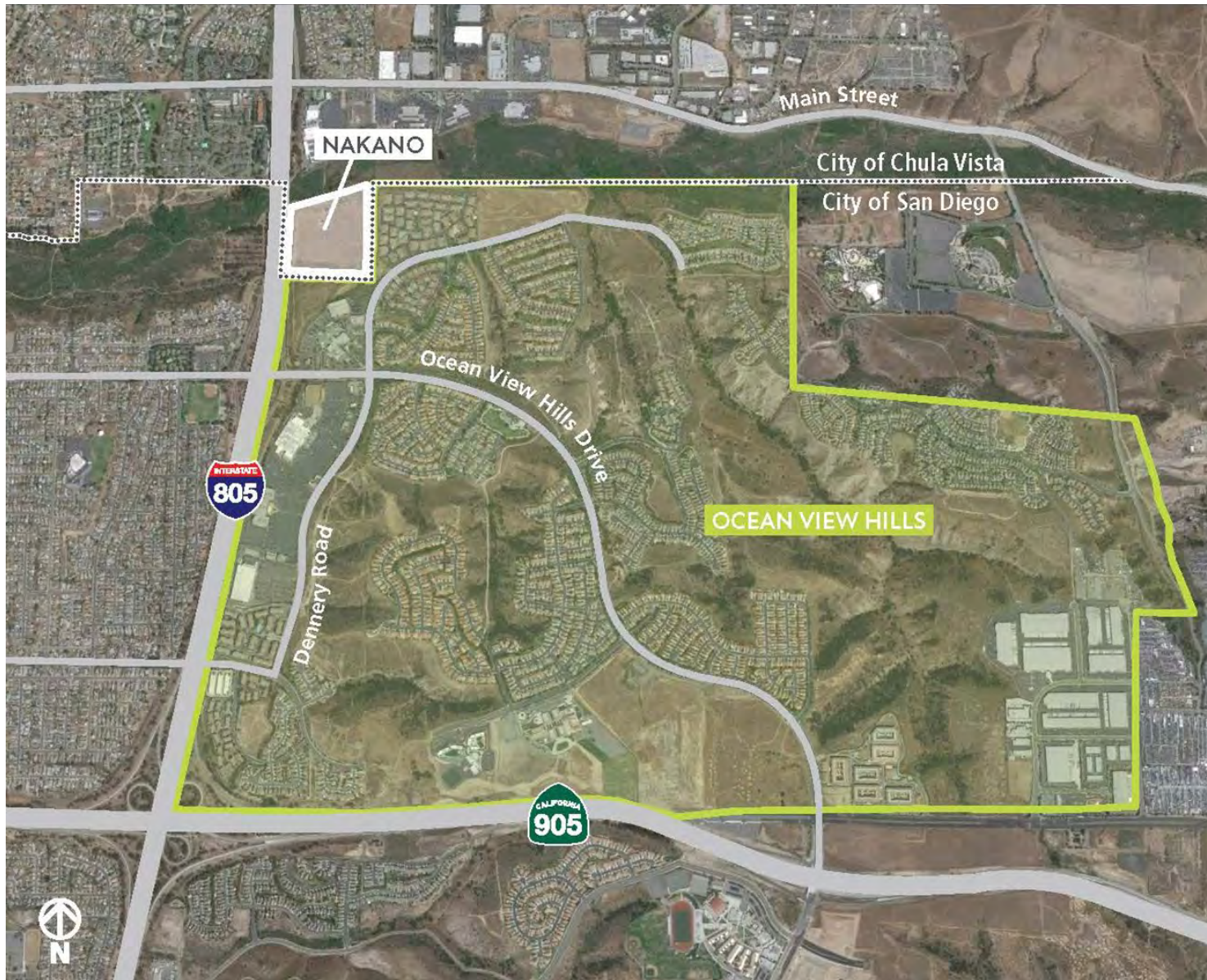


Sendero Community

Tri Pointe Homes San Diego – Nakano Project
San Diego Planning Commission

Fall 2024

Location/Overview



- 23.8-acre site
- South of the Otay River and east of Interstate 805
- Adjacent to City of San Diego's Ocean View Hills community
- In Chula Vista but separated from Chula Vista lands and services
- Intended to be entitled in Chula Vista then annexed to San Diego



Development Summary

- Rezone from A-8 in Chula Vista to Residential-Low Medium in San Diego (1 DU/3,000 square feet)
- 215 units (Up to 221 Max)
 - 61 detached condominiums
 - 84 duplexes
 - 70 townhome dwelling units
- 22 affordable units
- Maximum structure height – 30 feet
- Site Area:
 - Total site area – 23.77 acres (1,035,422 square feet)
 - Net site area – 20.48 acres (891,924 square feet)
 - Total landscape/open space – 482,250 square feet (47%)
- Amount of site to be graded – 21.18 acres
- Public and Private amenities:
 - Connections to the OVRP
 - Public Parks
 - Trailheads

Constraints/Land Uses

Constraints

- South side of Otay River Valley
- Site lacks access to Chula Vista services
- Topography limits Chula Vista's ability to directly serve property
- Logical annexation to San Diego

Land Use Consistency

- Consistent with surrounding land uses:
 - North - Vacant property (OVRP)
 - South - Medical offices (Kaiser Permanente Medical Center)
 - East - Multi-family homes (River Edge Terrace Apartments)
 - West - I-805
- Reorganization will support implementation of the Otay Valley Regional Park Master Plan by enhancing local trails connectivity
- No need to expand public facilities, existing/adequate facilities to provide service





Site History

Historically considered for annexation:

- 1990: Joint Exercise Power Agreement
- 2000: Park Agreement
- 2001: Park Agreement Amendment
- 2002: Letter of Intent
- 2003: San Diego General Plan Amendment Initiation
- 2004: Letter of Intent
- 2005: San Diego begins processing Nakano and Las Casitas projects
- 2011: San Diego Land Use & Housing Committee accepts report on Reorganization
- 2011: EIR is circulated
- 2019: Chula Vista Staffing and Reviewing Agreement
- 2021: Memorandum of Understanding
- 2021: Chula Vista begins processing





Project Support

- 2022: OMCPG supports initiating an amendment to the Community Plan, September 21, 2022
- 2022: OVPR CAC update provided July 14, 2022
- 2023: **Otay Water District (OWD)** provided letter of support dated October 26, 2023
- 2023: **OVRP Joint Powers Authority** (County, City of Chula Vista and City of San Diego) meeting in preparation for seeking CAC recommendation November 27, 2023
- 2023: **OVRP CAC** voted to approve the Nakano project December 14, 2023
- 2024: **OMCPG** voted unanimously to recommend approval of the Nakano project March 20, 2024
- 2024: **Wildlife Agencies**, U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) provided August 15, 2024, letter of concurrence
- 2024: **Chula Vista Planning Commission** recommendation received October 9, 2024
- 2024: **Chula Vista City Council** approval received December 3, 2024





Project Objectives

- Implement Chula Vista and San Diego policies through the following objectives:
 - **Housing** – Develop underutilized property to provide a range of housing
 - **Service** – Reorganize the property through an application to LAFCO. Detach from Chula Vista and Otay Water District and annex into San Diego as recommended by LAFCO
 - **Access** – Provide a compact residential development pattern conducive to walking and bicycling compatible in scale/character to existing vicinity developments
 - **Amenities** – Provide amenities that contribute to the nearby OVRP recreational uses, including an overlook to the park and multi-modal connections
 - **Economy** – Generate financial benefits to the local economy through public services, workforce housing and generating property tax and local jobs





Nakano Processing – Chula Vista

- City of Chula Vista hearings in fall 2024 to approve discretionary actions (completed)
- The Project is entitled in City of Chula Vista and the City of San Diego is the reviewer
- City of San Diego would issue grading and development permits for the project site and all off-site improvement areas following LAFCO reorganization (Annexation Scenario 2a) anticipated mid-2025

Chula Vista Discretionary Actions (Annexation Scenario 2a)

Amend to the City of Chula Vista General Plan to remove the Open Space (OS) designation and designate the project site as Specific Plan – Residential Medium to allow residential development at a density range of up to 11 dwelling units per acre.

Adopt the City of Chula Vista Nakano Specific Plan to establish the land use, intensity, development regulations, design standards, and primary infrastructure components needed to support development of the site.

Approve a Tentative Map to subdivide the property as a condominium project as defined by Section 4125 of the Civil Code of the State of California and as filed pursuant to the Subdivision Map Act.

Certify the Nakano Project EIR.

Adopt CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program

Adopt a Resolution of Support for City of San Diego's Application to LAFCO consenting to the Reorganization.

Approve an Annexation Agreement outlining the process by which the Nakano Project would be processed and annexed into San Diego.



Nakano Processing – San Diego

San Diego Discretionary Actions (Annexation Scenario 2a)

Adopt a Rezoning Ordinance delineating the zoning territory not yet incorporated into the City of San Diego as Residential Multiple Unit 1-1 (RM-1-1). The Prezone would be initiated by and receive a recommendation from the Planning Commission. The Prezone Ordinance would require City Council approval and would not be effective until after the effective date of the LAFCO approval of the Nakano Reorganization

Amend the City of San Diego General Plan to designate the site Residential

Amend the Otay Mesa Community Plan to designate the site as Residential – Low Medium

Adopt SDP Findings as required by SDMC Section 126.0505 for the off-site primary and secondary emergency only access roads currently within the City of San Diego.

Approve a Multiple Species Conservation Program Subarea Plan Minor Amendment to include the property within the City of San Diego Subarea Plan (administrative approval).

Approve a Resolution of Application to LAFCO

Approve an Annexation Agreement outlining the process by which the project would be processed and annexed into the City of San Diego.

Approve a sewer easement vacation pursuant to Section 66434(G) of the Subdivision Map Act

Adopt an uncodified ordinance allowing site development to proceed after annexation. The uncodified ordinance would ensure project consistency with the Land Development Code and applicable City of San Diego requirements including:

Approval of Design Guidelines to regulate the design and development of the project site

Approval of deviations from the SDMC

Amend the City of San Diego City Council District Boundary to incorporate the project site into District 8

Annex the site into the Ocean View Hills Maintenance Assessment District



Nakano Processing – San Diego

San Diego Discretionary Actions (Annexation Scenario 2a)

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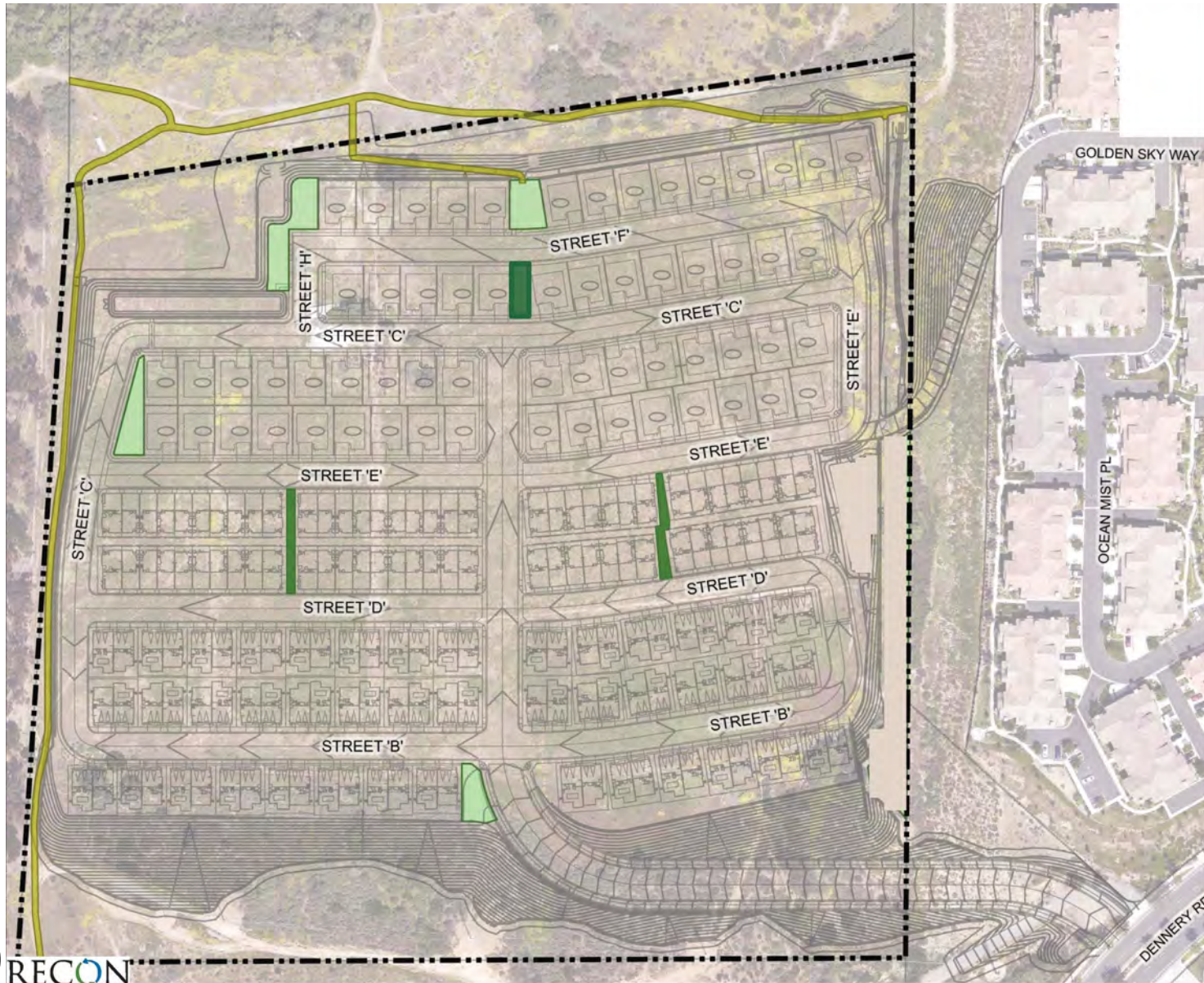
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Recreation Concepts



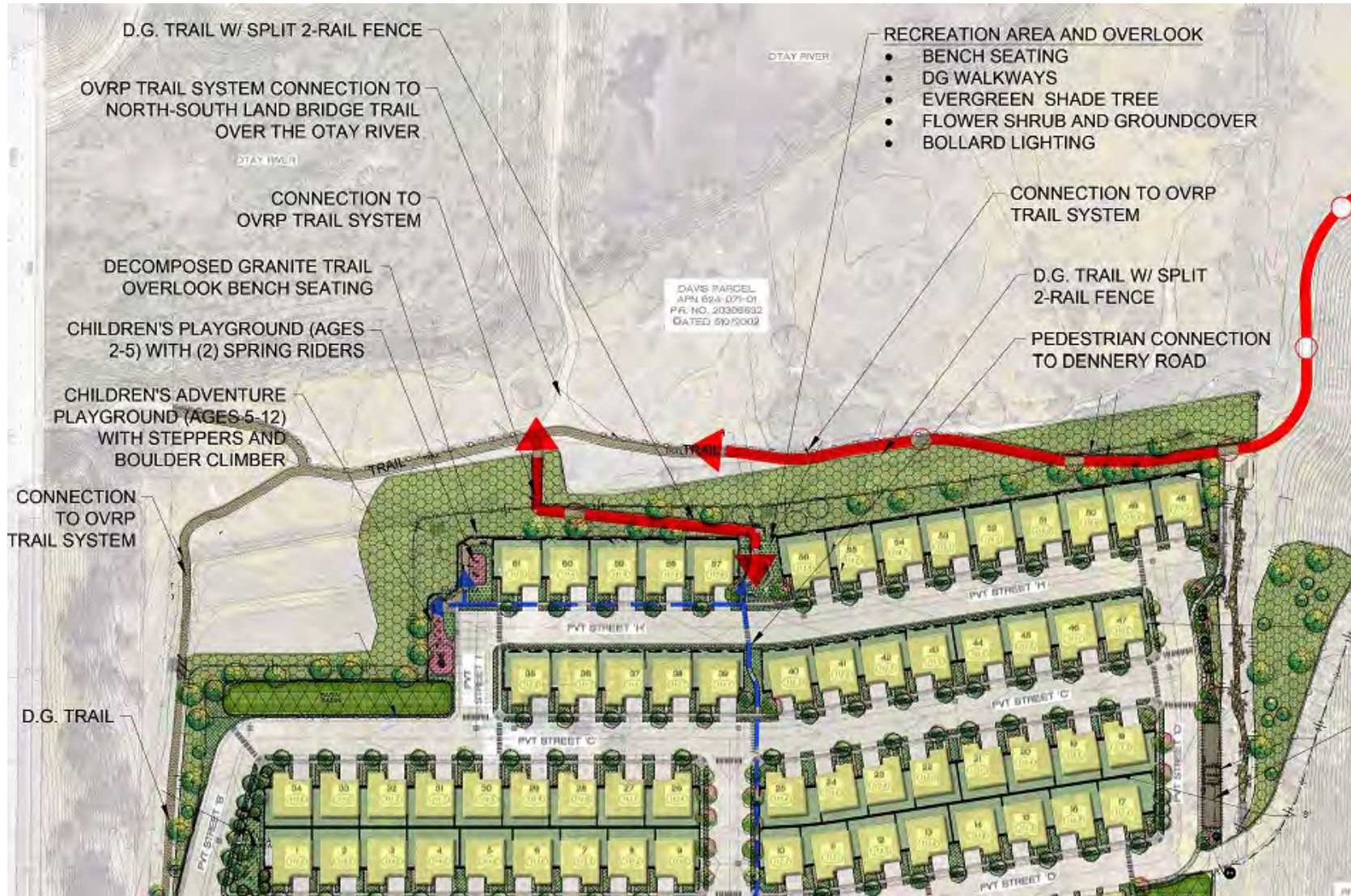
Parks and Trails



- Two park areas are sited along the northern boundary to increase access and views toward the OVRP.
- The central overlook pocket park at the northern boundary would provide a trail connection to the OVRP.
- There are several other amenity areas and paseos throughout the community.

- Project Site
- Private Common Open Space Amenity Area
- Paseo
- OVRP Trail Connection

Northern Connectivity to OVRP



Recreation Connection to Dennergy Ranch Park



Homes

- High-quality design that creates visual interest and reduces the apparent size, bulk, and scale of a home
- Implement a cohesive color palette that utilizes natural earth tone colors that complement existing architecture, vegetation, and open space
- Maximum structure height – 30 feet

Townhome



Condominium



Duplex





Timeline

Milestone	Target Date
Otay Water District Support	October 2023 (Received)
OVRP CAC Support	December 2023 (Received)
EIR Public Review	April – June 2024 (Complete)
Planning Group Support	March 2024 (Received)
Chula Vista Planning Commission Recommendation	October 2024 (Received)
Chula Vista City Council Support	December 2024 (Received)
San Diego Hearings	December – January 2025 (In Process)
Concurrent Ministerial Processing in City of San Diego	January 2025
LAFCO Application	Early 2025
LAFCO Hearing and Annexation Complete	Mid 2025
Grading Permit	Fall 2025
Homes Under Construction/For Sale	2026



Community Benefits

- Constructs new public lookouts and trails connecting to OVRP
- Creates new communal gathering spaces
- Creates biological resources, including new upland and wetland habitats, and sensitive plants, in perpetuity
- Creates new entry level market rate housing opportunities
- Provides new affordable housing units
- Completes the vision for the Ocean View Hills community
- Contributes fees towards regional community improvements
- Supports economic growth for local businesses and employment centers





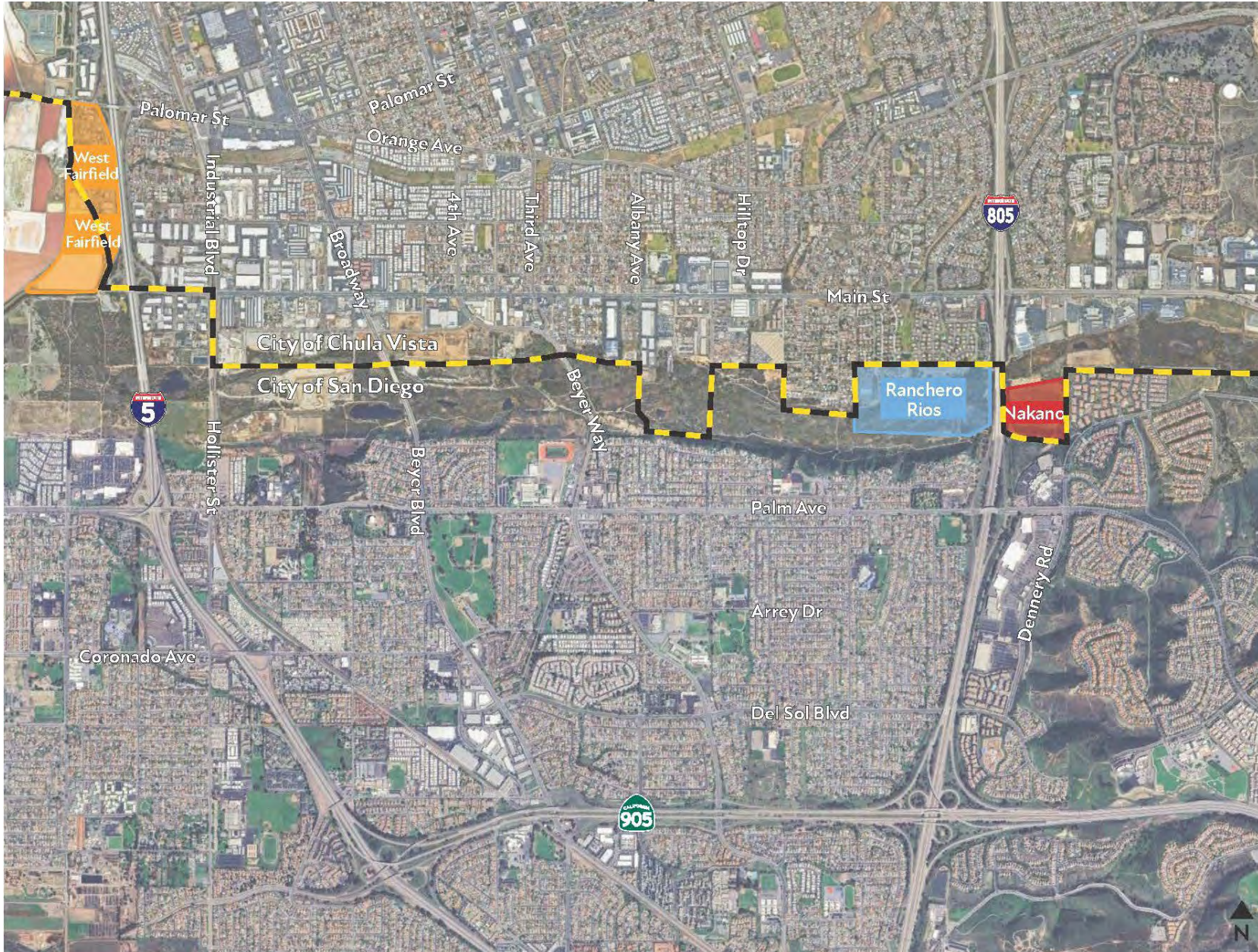
Thank you.



Additional Information



Parties to Land Swap



Conceptual Designs - Condominium

Exhibit 4-3: Conceptual Condominium Product



Illustrations, photos, and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.

Exhibit 4-4: Typical Condominium Elevation



Illustrations and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.

Duplexes

The duplexes consist of two units stacked side-by-side within a two-story structure. Two to three stories are encouraged. Each home may feature 3-4 bedrooms, 2.5 bathrooms, and a 2-bay garage. One additional private parking space shall be provided but is not required to be covered or enclosed. Private driveways leading to the two-bay garage on the ground floor is provided. Dwelling units may range in size from approximately 1,461 to 1,668 square feet, see Exhibits 4-5, Duplex Product, and Exhibit 4-6, Typical Architectural Features on Duplex, for more details. Duplexes should include the following features:

- Mirrored side-by-side living arrangement;
- Employ bulk control measures that breaks up massing, scale, and height of structure;
- Recessed garage behind front façade of home;
- Visible front entries from the street;

Conceptual Designs - Duplex

- Separate entrances and driveways; and
- Shared outdoor common areas.

Exhibit 4-5: Duplex Product



Exhibit 4-6: Typical Architectural Features on Duplex



Illustrations and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.



Conceptual Designs - Townhomes

Exhibit 4-7: Townhome Product



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Conceptual Designs - Townhomes

Exhibit 4-8: Typical Architectural Features on Townhomes



Illustrations and diagrams in this chapter are conceptual and provided to depict the design envisioned for the Nakano Project.



Homes

- High-quality design that creates visual interest and reduces the apparent size, bulk, and scale of a home
- Implement a cohesive color palette that utilizes natural earth tone colors that complement existing architecture, vegetation, and open space
- Maximum structure height – 30 feet



Citro-Meyer



Citro-Castello



Citro-Zutano

PARKING SUMMARY

VEHICLE PARKING

REQUIRED AUTOMOBILE SPACES

		Mix	Spaces	Required
DUPLEXES	Plan 1	3BR	42	2.0 / du
	Plan 2	3BR	58	2.0 / du
	Plan 3	4BR	102	3.0 / du
TOWNHOMES	Plan 1	2BR	18	2.0 / du
	Plan 2	2BR	18	2.0 / du
	Plan 3	3BR	48	2.0 / du
	Plan 4	4BR	84	3.0 / du
DETACHED CONDO	Plan 1	3BR	30	2.0 / du
	Plan 2	4BR	63	3.0 / du
	Plan 3	5BR	75	3.0 / du
			538	
COMMON AREA PARKING			80.7	
TOTAL:			619	REQUIRED PARKING SPACES

ACCESSIBLE PARKING SUMMARY

619	x 0.02	=	12	ACCESSIBLE PARKING REQUIRED
12	/ 6	=	2	VAN ACCESSIBLE SPACES REQUIRED
TOTAL ACCESSIBLE PARKING SPACES PROVIDED				
			12	ACCESSIBLE SPACES
			2	VAN ACCESSIBLE SPACES
			14	TOTAL ACCESSIBLE SPACES

PROVIDED PARKING SUMMARY

430	GARAGE SPACES
14	ACCESSIBLE SPACES
122	OFF STREET PARKING
90	ON STREET PARKING
656	TOTAL SPACES PROVIDED

MOTORCYCLE PARKING SUMMARY (PER SDMC 142-05C)

215	DU x .1	=	21.5	REQUIRED PARKING SPACES
TOTAL MOTORCYCLE PARKING SPACES PROVIDED				
			22	SPACES

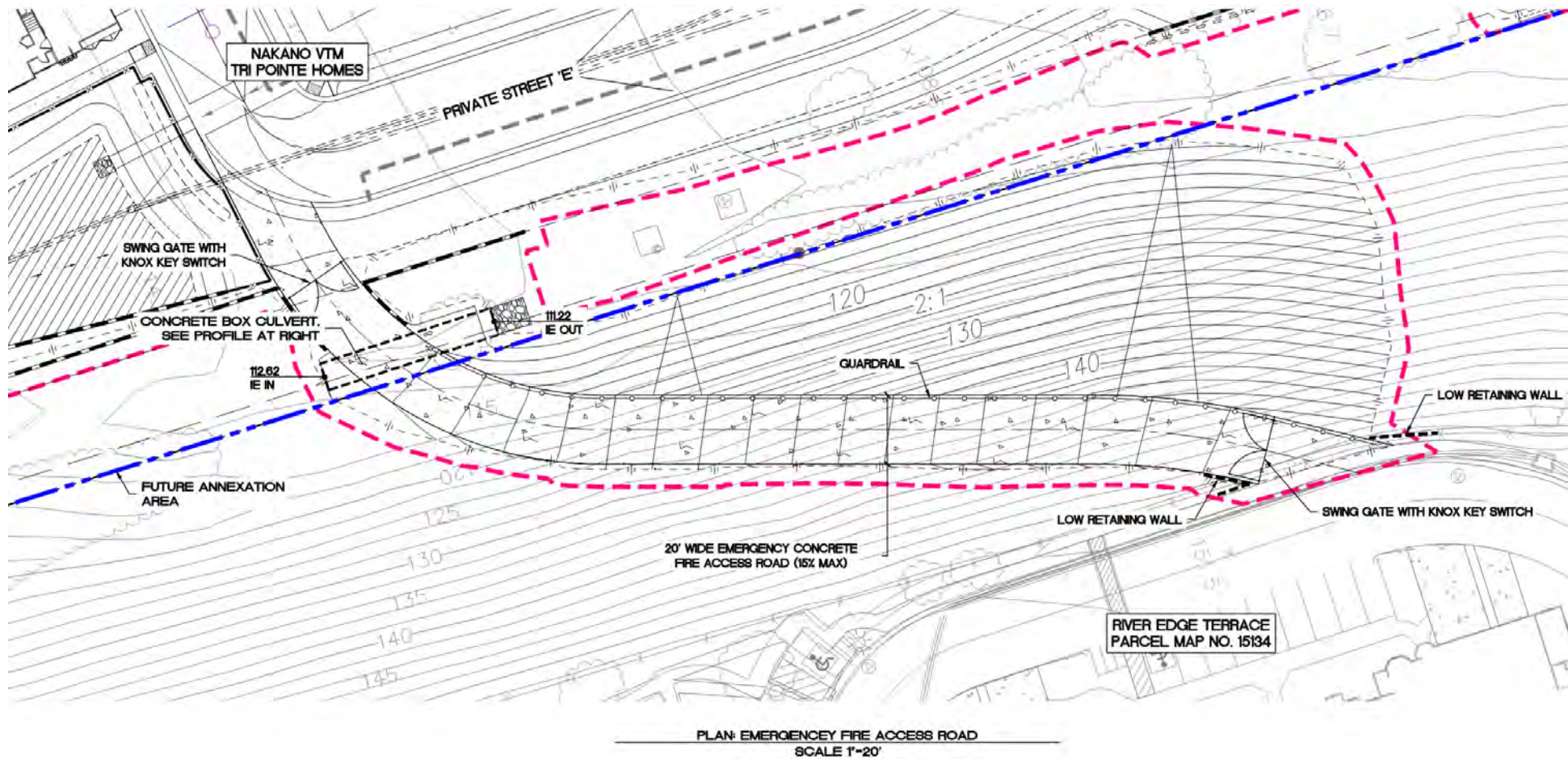
BICYCLE PARKING SUMMARY

NOT REQUIRED FOR DWELLING UNITS WITH ENCLOSED GARAGES



Emergency Vehicle Access (EVA)

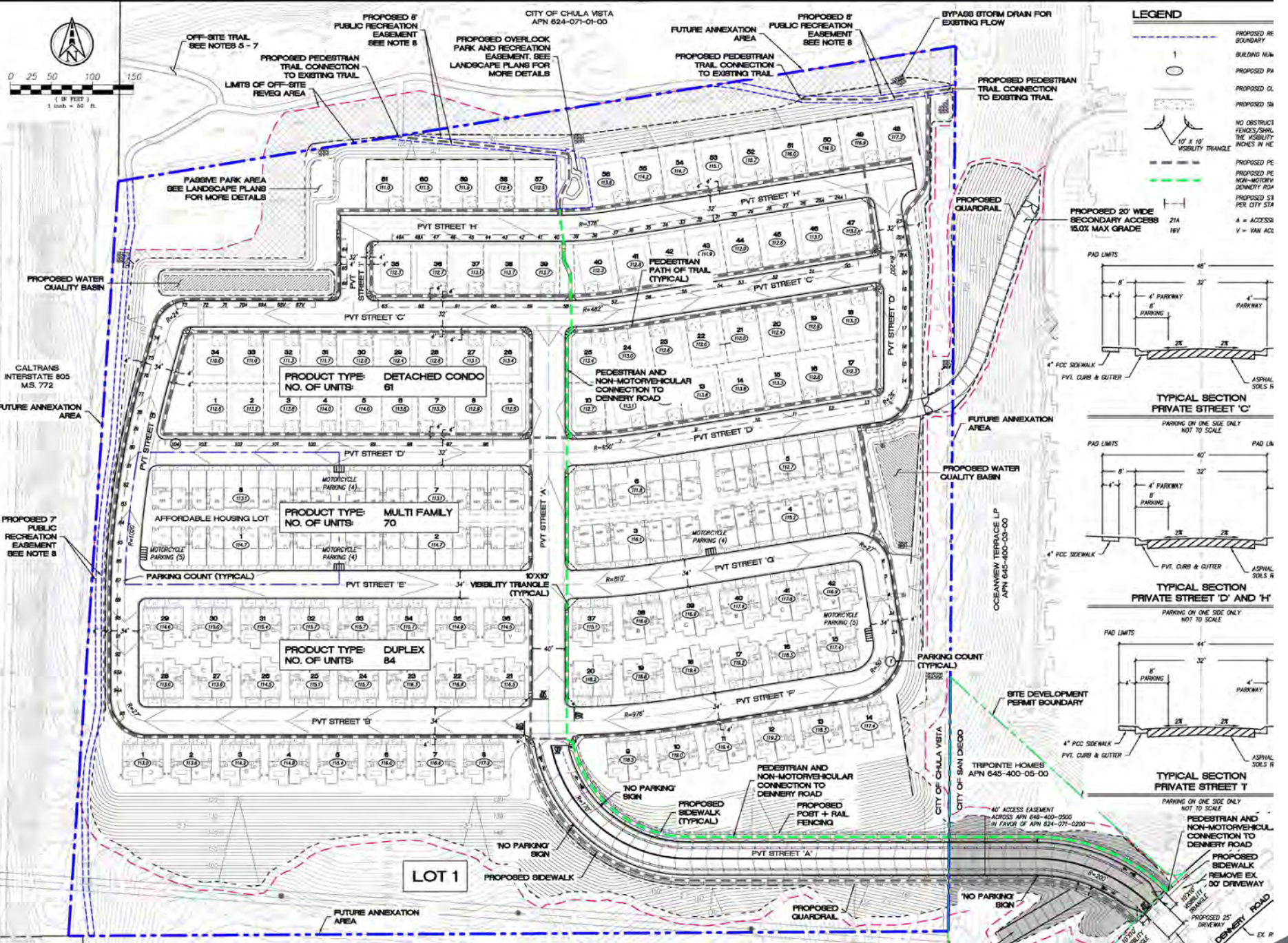
- The secondary EVA will have a swing gate with a Knox key switch at both ends of the access road



▶ Tri Pointe Homes Area Projects



Site Plan



Fiscal Analysis

- Fiscal impact analysis prepared
- Used Chula Vista's time phased fiscal impact analysis model, dated November 2, 2023
- Estimates impact on Chula Vista's General Fund over 20 years
- Results indicate that if not annexed to San Diego, Nakano would be a burden to Chula Vista
- While Nakano would generate a fiscal surplus for the first year
- It would generate a deficit for the remaining 18 years
- Resulting in a cumulative deficit over the 20-year projection period



Environmental Impact Report Findings

Impacts Less than Significant Following Mitigation		
Environmental Issue Studied	Impact	Mitigation
Biological Resources	<ul style="list-style-type: none"> - Diegan coastal sage scrub - Non-native grasslands - Special-status plants - Special- Status wildlife - Wetlands (potential 0.40-acres) 	<ul style="list-style-type: none"> - 1:1 ratio for sage scrub (off-site) - 0.5:1 ratio for non-native grasslands (off-site) - 4:1 ratio for special-status plants - 1:1 ratio creation or restoration for no net loss, avoid breeding season, preconstruction surveys for special-status wildlife - 2:1 ratio for all wetland types
Health and Safety	Soils containing burn ash (potential)	Implementation of Community Health and Safety Plan
Hydrology and Water Quality	Burn ash runoff into surface water (potential)	Implementation of Community Health and Safety Plan
Historical Resources, Tribal Cultural Resources	Prehistoric/archaeological, tribal resources (potential)	Archeological and Native American Monitoring Program

Significant and Unavoidable Impacts Following Mitigation		
Environmental Issue Studied	Impact	Mitigation
Greenhouse Gas Emissions/ Land Use	Climate Action Plan consistency	<ul style="list-style-type: none"> - Transit pass subsidies - Commuter trip reduction program - Provision of bicycles per unit - Energy Star rated appliances - Non-gas water heaters - Low-water use/drought tolerant plants
Transportation	Vehicle Miles Traveled	Active Transportation In Lieu Fee Payment



Zoning/Processing

- The project site is designated Open Space by the City of Chula Vista General Plan and is zoned Agricultural Zone A-8 by the City of Chula Vista Zoning Code.
- On September 21, 2022, the Otay Mesa Planning Group voted 11-0-0 in support of initiating an amendment to the Otay Mesa Community Plan.
- In October 2022, the San Diego Planning Commission voted unanimously to initiate the Community Plan Amendment process.
- The purpose of the Community Plan Amendment is to amend the City Boundary and the Otay Mesa Community Plan to include the Project Property and designate the parcel as Residential – Low Medium (10-14 du/ac).
- The Project is currently being entitled in City of Chula Vista and the City of San Diego is the reviewer.
- City of San Diego would issue grading and development permits for the project site and all off-site improvement areas following LAFCO reorganization (Annexation Scenario 2a).



View from the southern parcel boundary looking north toward Otay River



Nakano Processing – LAFCO, OWD, SDG&E

LAFCO Discretionary Actions (Annexation Scenario 2a)

Approve a City of San Diego, City of Chula Vista and Otay Water District (OWD) Sphere of Influence Revision

Approve a resolution to detach the site from the City of Chula Vista and OWD

Annex the project site to the City of San Diego

OWD Discretionary Actions (Annexation Scenario 2a)

Prior to submittal of a LAFCO application the OWD is to provide a Resolution or Letter of Support to remove the property from the OWD boundaries and annex the property into the City of San Diego for water and sewer services
(Received October 2023)

SDG&E Discretionary Actions (Annexation Scenario 2a)

Approve SDG&E easement vacations along the northern and eastern property line as shown on the Tentative Map. Easement vacations would be vacated pursuant to Section 66434(G) of the Subdivision Map Act

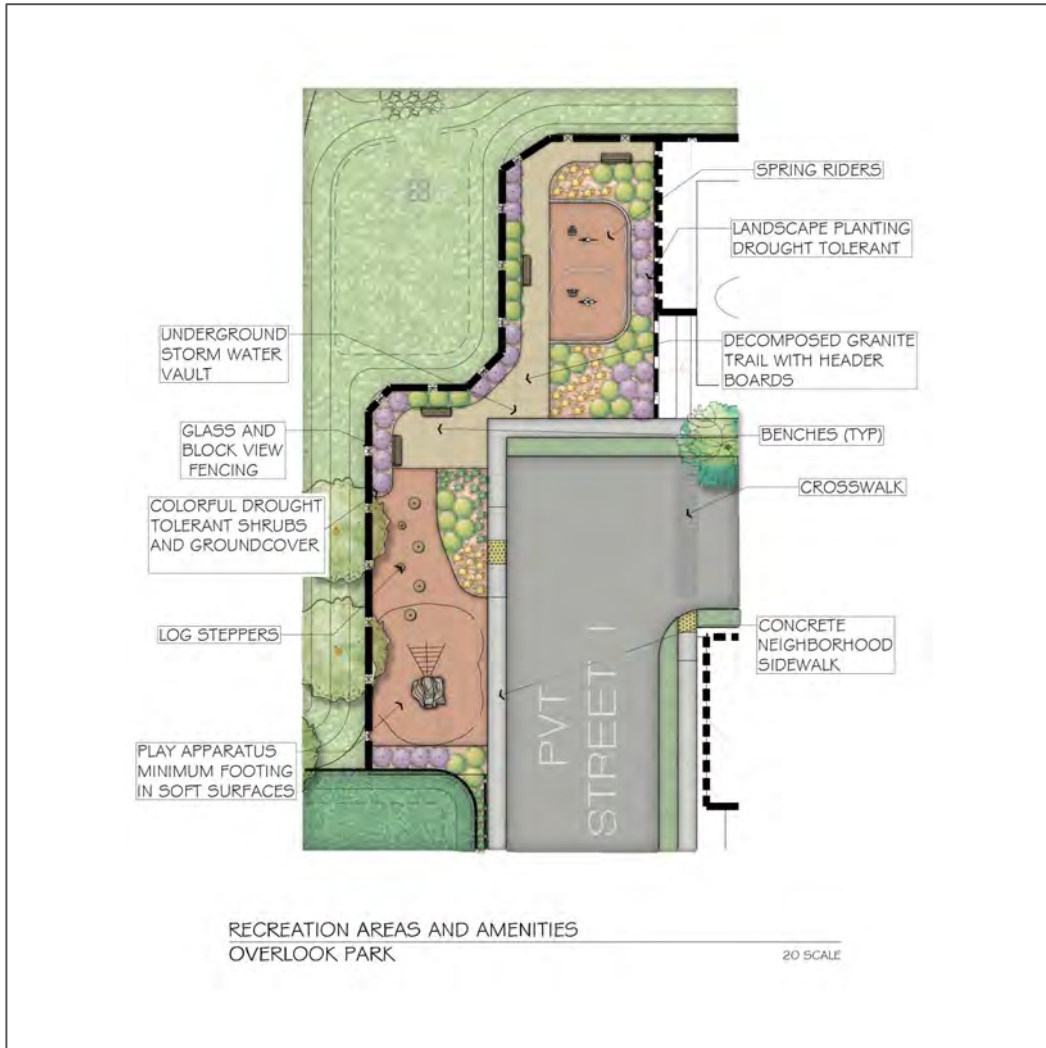


OVRP Connectivity

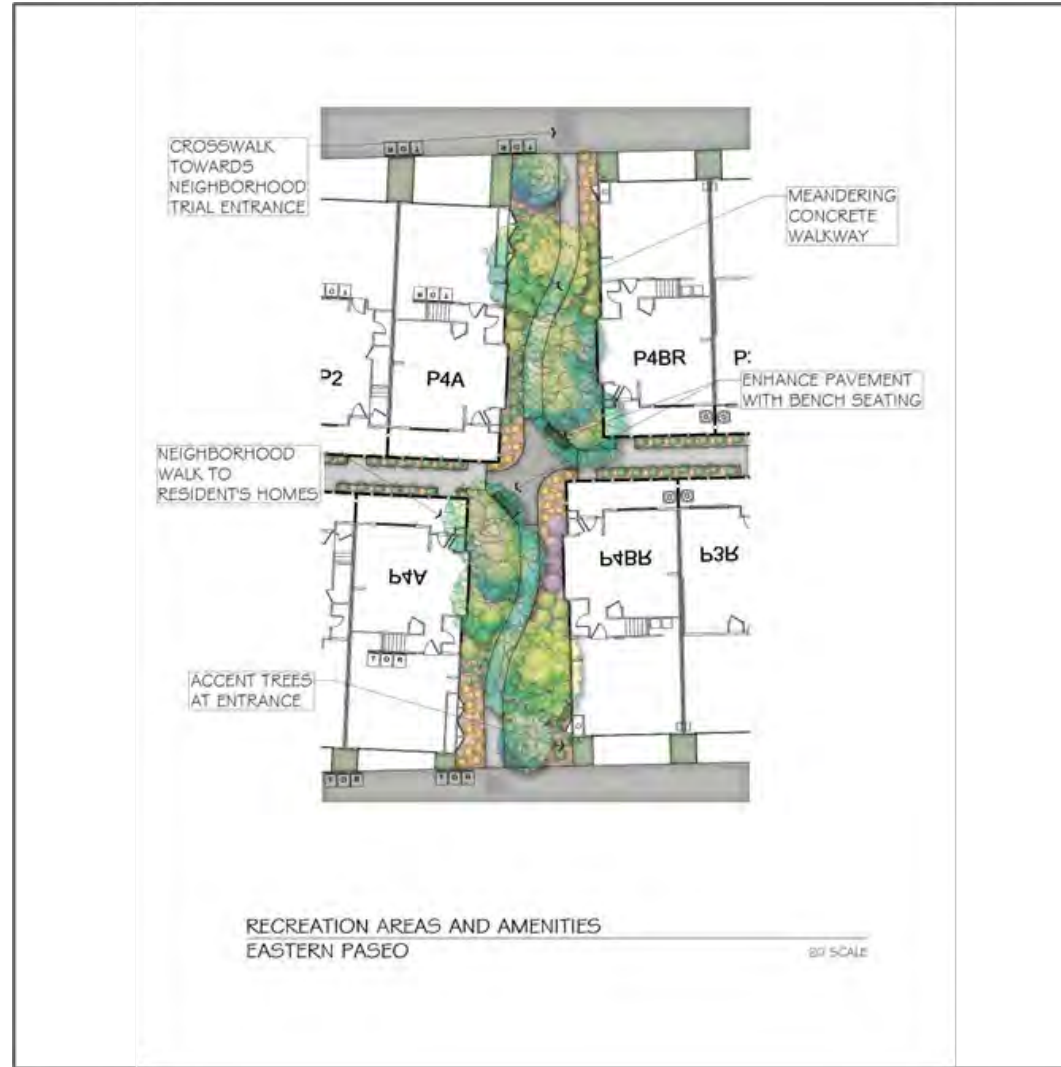
Pedestrian Network Improvements

- Trail improvements would be constructed consistent with OVRP trail guidelines and trail connections.
- A 7- to 8-foot-wide decomposed granite public trail connection along the western edge of the project site. To ensure public accessibility to the Otay Valley Regional Park (OVRP) trail system, a public trail easement would be granted along this alignment.
- 8-foot-wide decomposed granite public trail improvement with split rail fencing from the proposed mini-park at the north central portion of the project site, connecting north to off-site portions of the OVRP trail system.
- Off-site within the City of Chula Vista parcel to the north, the project includes improvements to the OVRP trail system including formalizing existing trail alignments with placement of decomposed granite within an 8-foot-wide alignment and installation of split-rail fencing on one side of the trail.
- Wayfinding signage to the OVRP trail system along Dennerly Road, within private property, as detailed on the project landscape plans.
- Sidewalks provide a connection to the OVRP trail connection on the north end of the site.
- All trails on the Nakano site would be maintained by the HOA but would be available for public access through dedication of a public recreation access easement.
- Trails within OVRP would be maintained by Joint Powers (City of San Diego maintains trails west of Heritage Road). Once established/built TPH would go through the acceptance process and the City of San Diego would maintain.

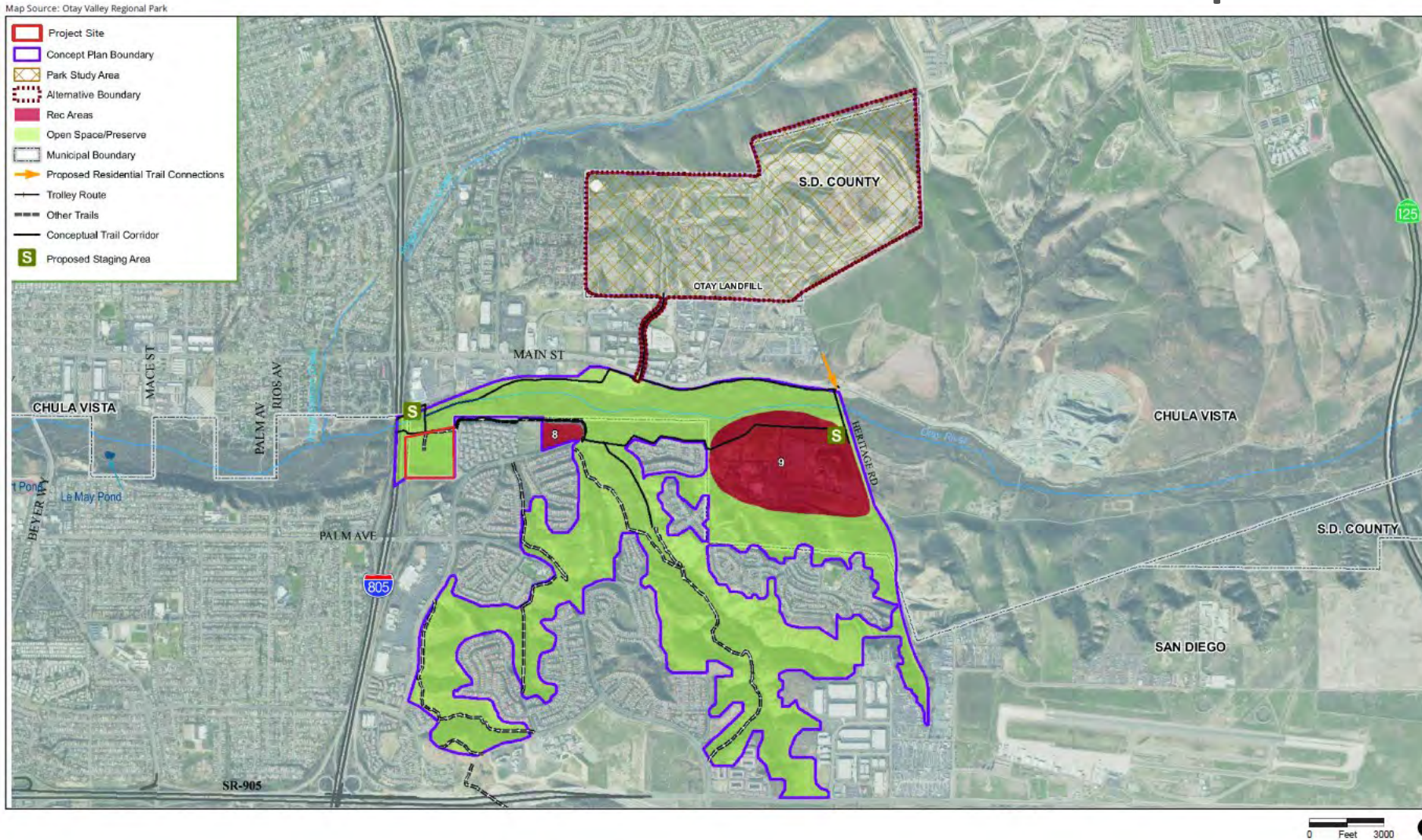
Recreation Areas and Amenities – Park Concepts



Recreation Areas and Amenities – Pop-Out, Paseo Concepts



Nakano in Relation to OVRP Concept Plan



- The project site is within the Otay Regional Park Concept Plan Boundary
- The OVRP Concept Plan includes the following policy that is applicable to the project: *Encourage private development that occurs within or adjacent to the OVRP to provide linkages with OVRP trails and, as appropriate, to provide open space, recreational facilities, staging, and viewing areas in conjunction with the park.*

FIGURE 2-7
Project in Relation to the
Otay Valley Regional Park Concept Plan



DMA SUMMARY

DMA #	DMA TYPE	BMP TYPE	DRAINAGE AREA (AC)	BMP Capacity (CF)
1	Drain to BMP	BT-1 LINED BIOFILTRATION	2.48	3608
1	Drain to BMP	BT-1 LINED BIOFILTRATION	4.92	4823
3	Drain to BMP	BT-1 LINED BIOFILTRATION	13.81	12647 (1276)
4	SELF-MITIGATING		1.58	

LEGEND

- DRAINAGE MANAGEMENT AREA #1
- DRAINAGE MANAGEMENT AREA #2
- DRAINAGE MANAGEMENT AREA #3
- DRAINAGE MANAGEMENT AREA #4
- BIOFILTRATION BASIN
- DRAINAGE FLOWPATH
- IMPERVIOUS DISPERSION (IMP TO PERV)
- DETENTION/HYDRODISPERSION VAULT

TABLET SUMMARY OF IMPERVIOUS DISPERSION

TOTAL IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)
13881	11831

0 Feet 60

- **Drainage Design** - Two biofiltration basins (with impermeable lining) and a modular wetland unit with a detention vault would be constructed on-site to manage water quality and provide peak flow detention.

FIGURE 4.12-3
 Post Construction Drainage Design