RECON

An Employee-Owned Company

April 20, 2022

Ms. Esmeralda Ayon
Facilities Planning Manager
Chula Vista Elementary School District
84 East J Street
Chula Vista, CA 91910

Reference: Nakano Environmental Impact Report (RECON Number 3396-1)

Dear Ms. Ayon:

RECON Environmental, Inc. is preparing an Environmental Impact Report (EIR) for the Nakano Project (project). We are requesting the Chula Vista Elementary School District determine if the project would be consistent with the department's future service level projections, or if the buildout projections would necessitate development of additional school district facilities that are not currently planned.

The project is located on a 23.77-acre project site east of Interstate 805 (I-805), northwest of Dennery Road, and south of the Otay River in the city of Chula Vista, California (Figure 1). The site Assessor's Parcel Number (APN) is 624-071-0200. The site is located on the southern edge of the city of Chula Vista, directly adjacent to the city of San Diego.

The proposed project includes two scenarios; the Annexation Scenario with the site being annexed into the City of San Diego and the No Annexation Scenario with the site remaining in the city of Chula Vista. Both scenarios include the same project footprint and physical project design. The project includes a residential development with supporting amenities. The proposed residential uses would consist of 215 multi-family residential dwelling units, including 61 detached condominiums, 84 duplexes, and 70 multi-family dwelling units. The project provides for 22 affordable units (Figure 2). However, to represent a conservative analysis of potential unit mix, the EIR will assume a maximum of 221 residential units. Recreational amenities would include two "mini" parks, an overlook park associated with the Otay Valley Regional Park, and a trail connection to the Otay Valley Regional Park. Primary site access would be provided via an off-site connection to Dennery Road, and secondary emergency access would be provided via a connection to Golden Sky Way in the River Edge Terrace residential development.

While the physical improvements proposed would be the same under either project scenario, the discretionary actions would differ. The No Annexation Scenario would include a General Plan Amendment, Rezone, out of service agreements for services and utilities, certification of the EIR, adoption of California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations, and adoption of a Mitigation Monitoring and Reporting Program (MMRP). More specifically, the General Plan Amendment would change the land use designation to Specific Plan – Residential Medium and the rezone would change the zone to R-3.

The Annexation Scenario would include the annexation of the site from the City of Chula Vista and Otay Water District to the City of San Diego, an annexation agreement, City of San Diego and City of Chula Vista Sphere of Influence Revision, City of San Diego and City of Chula Vista General Plan Amendment, Otay Mesa Community Plan Amendment, prezone in San Diego and Chula Vista zoning map update, San Diego Resolution of Initiation and Chula Vista Resolution Support, a tentative map, certification of the EIR, and adoption of CEQA Findings and Statement of Overriding Considerations, and adoption of the MMRP. Under this scenario, the site would be designated as

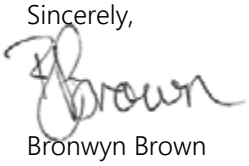
Residential – Low Medium and zoned as RT-1-4 (Residential-Townhouse). The Local Agency Formation Commission would provide oversight of the annexation process. The Otay Water District would be a responsible agency considering the need to annex out of the Otay Water District and into the City of San Diego water services area.

Both scenarios are anticipated to need approvals from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife due to the proposed changes to the on-site drainage. The project as proposed would not encroach into the on-site California Department of Transportation easement, and no encroachment permit is included as a part of the project.

We are requesting the Chula Vista Elementary School District review the above analysis and provide a service determination by May 4, 2022.

Please contact me if you have any questions (619-308-9333 ext. 179 or bbrown@reconenvironmental.com).

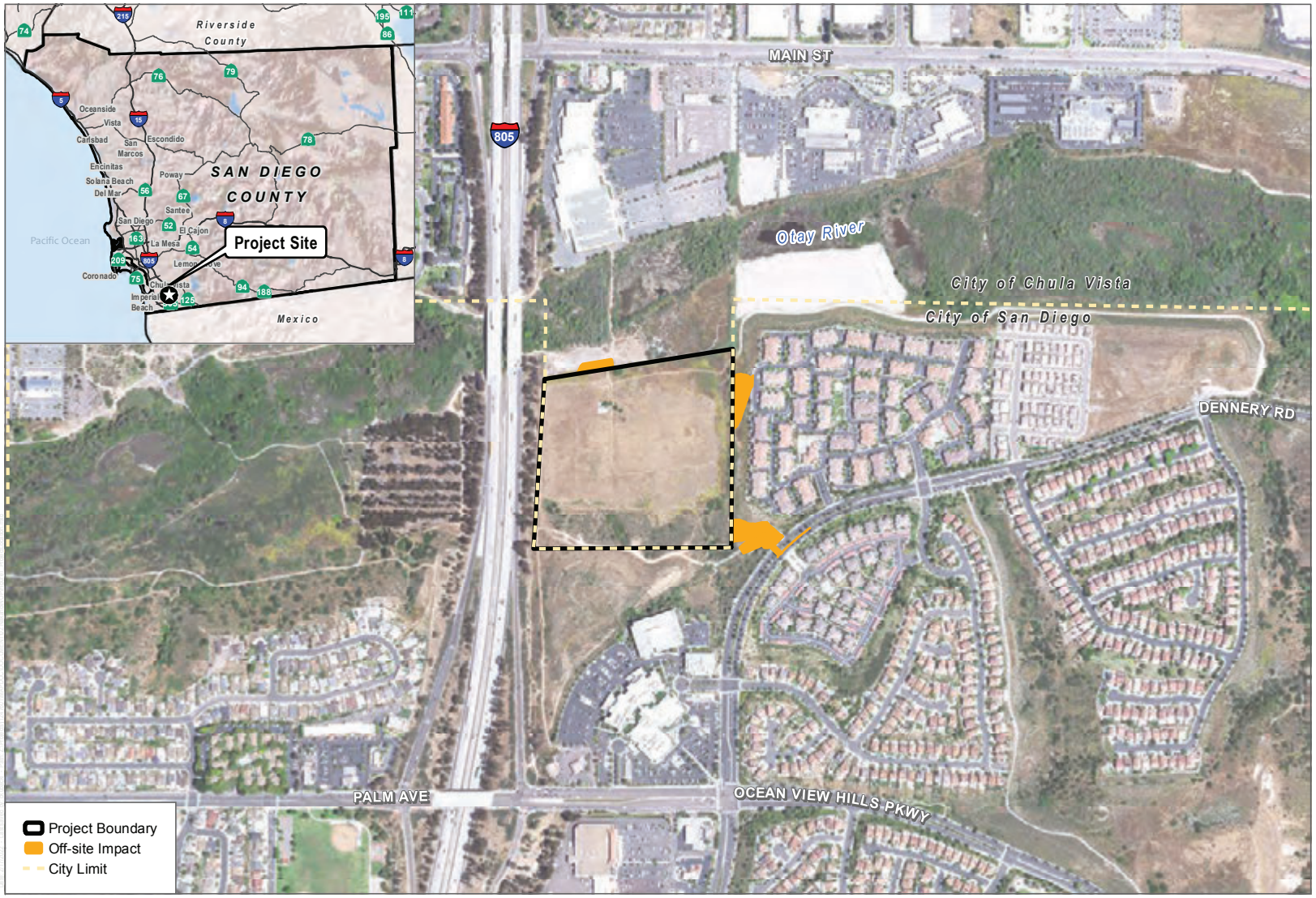
Sincerely,



Bronwyn Brown
Senior Project Manager

BCB:sh

Map Source: DUDEK

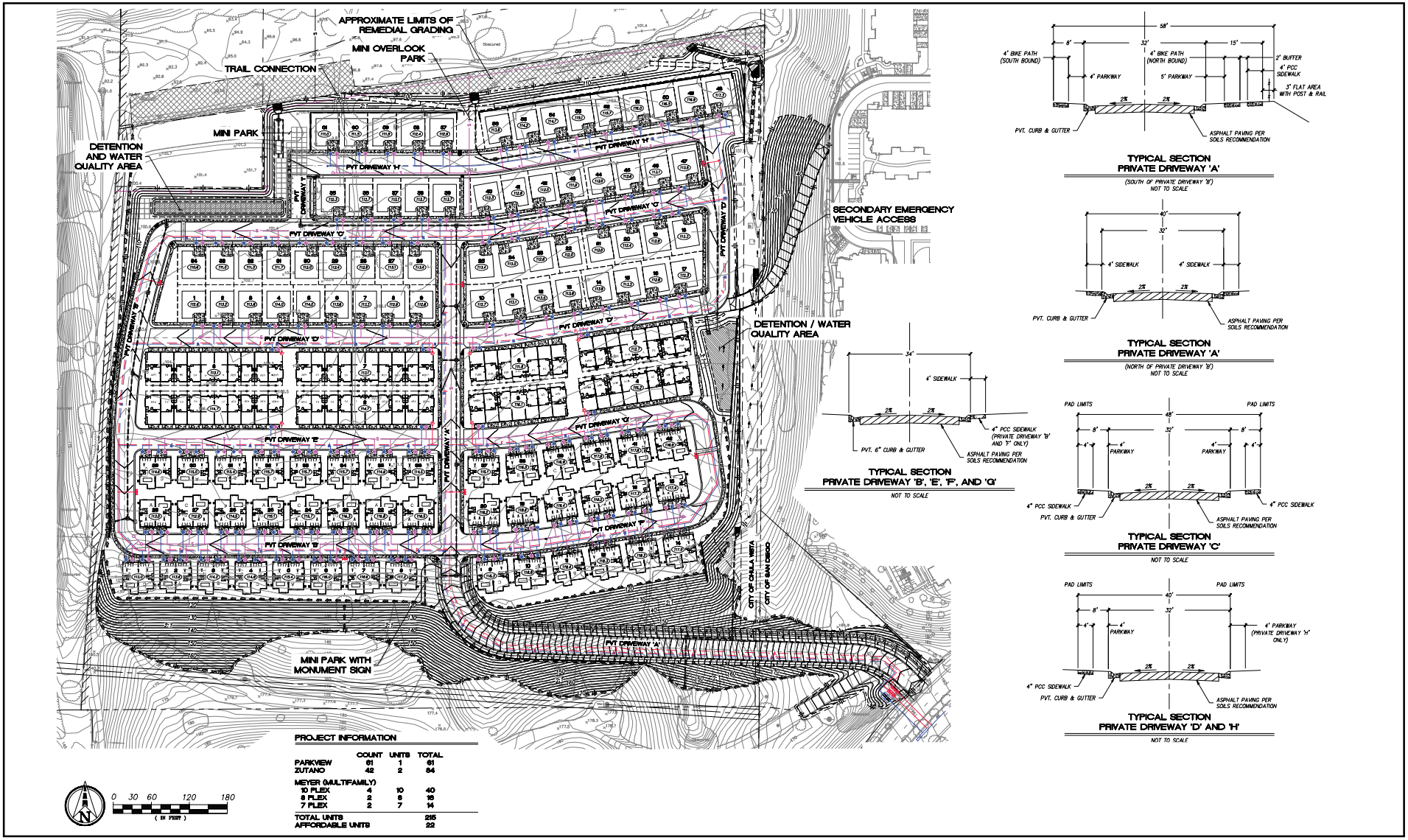


RECON

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FIGURE 1
Project Location

Map Source: Civil Sense



RECON

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FIGURE 2
Site Plan

RECON

An Employee-Owned Company

April 20, 2022

Mr. Jason Brust
Facilities Planning Manager
Sweetwater Union High School District
1130 Fifth Avenue
Chula Vista, CA 91911

Reference: Nakano Environmental Impact Report (RECON Number 3396-1)

Dear Mr. Brust:

RECON Environmental, Inc. is preparing an Environmental Impact Report (EIR) for the Nakano Project (project). We are requesting the Chula Vista Elementary School District determine if the project would be consistent with the department's future service level projections, or if the buildout projections would necessitate development of additional school district facilities that are not currently planned.

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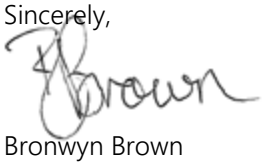
Residential – Low Medium and zoned as RT-1-4 (Residential-Townhouse). The Local Agency Formation Commission would provide oversight of the annexation process. The Otay Water District would be a responsible agency considering the need to annex out of the Otay Water District and into the City of San Diego water services area.

Both scenarios are anticipated to need approvals from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife due to the proposed changes to the on-site drainage. The project as proposed would not encroach into the on-site California Department of Transportation easement, and no encroachment permit is included as a part of the project.

We are requesting the Sweetwater Union High School District review the above analysis and provide a service determination by May 4, 2022.

Please contact me if you have any questions (619-308-9333 ext. 179 or bbrown@reconenvironmental.com).

Sincerely,

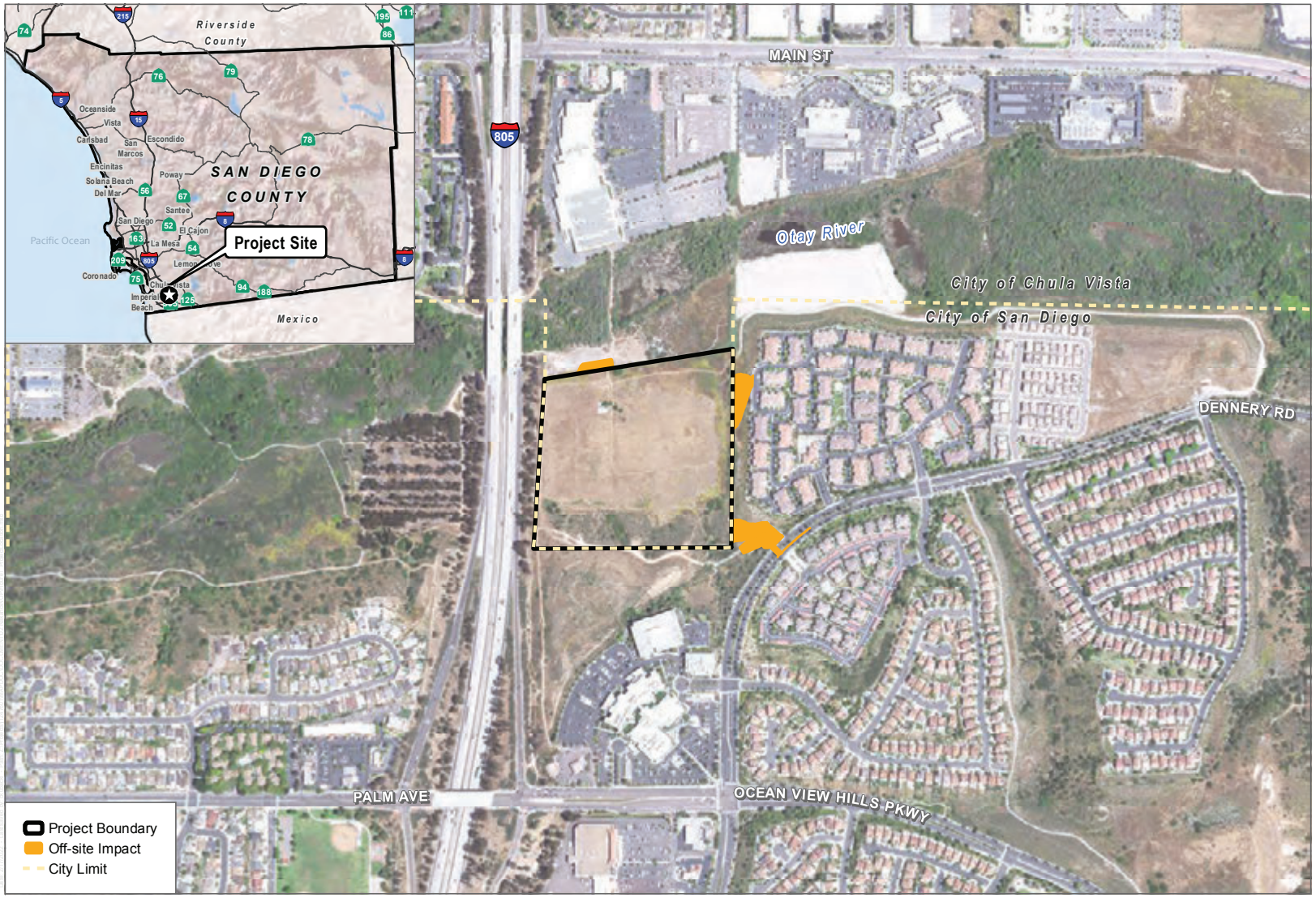


Bronwyn Brown
Senior Project Manager

BCB:sh

cc: Colleen Keeran, Sweetwater Union High School District

Map Source: DUDEK

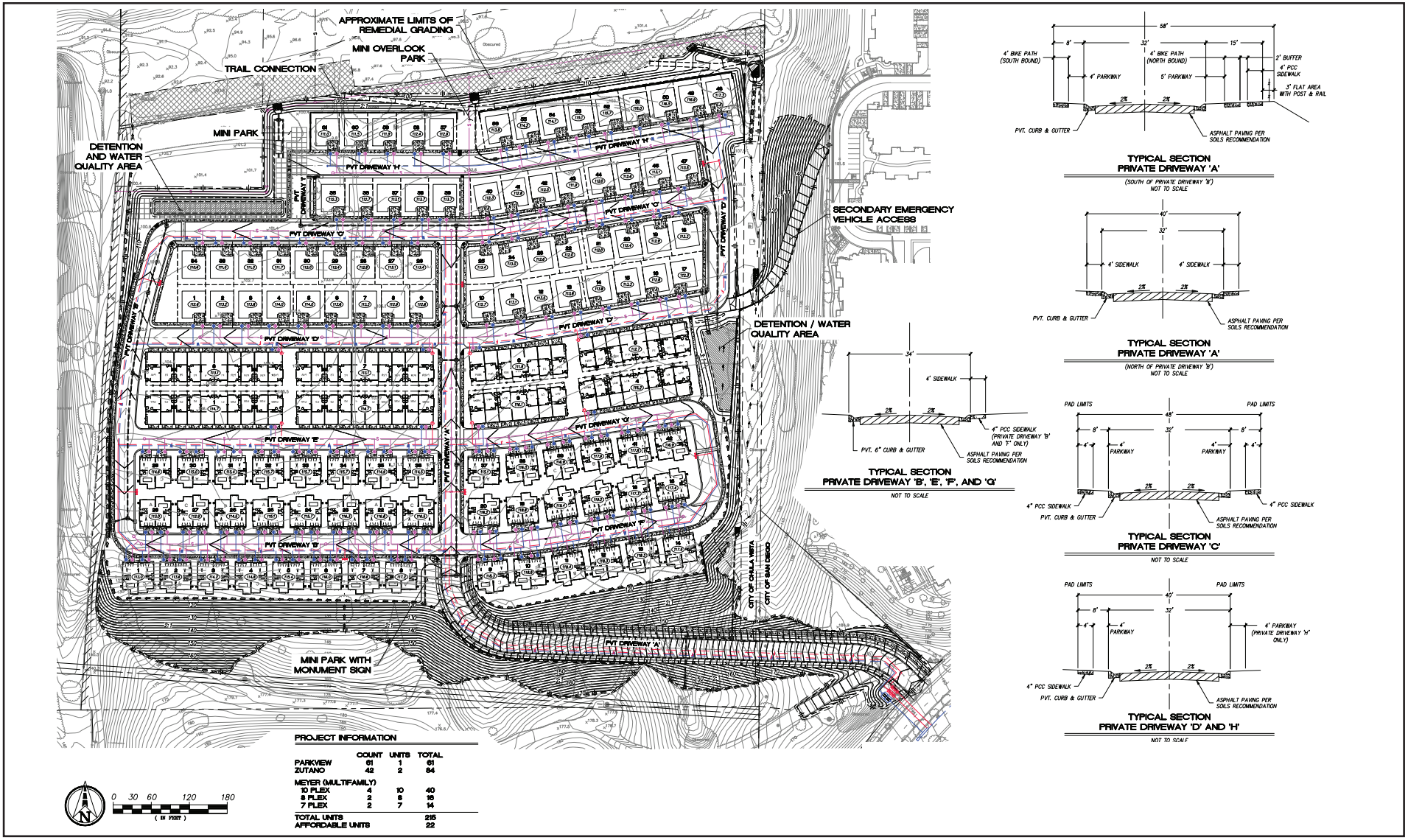


RECON

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FIGURE 1
Project Location

Map Source: Civil Sense



RECON

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FIGURE 2
Site Plan

RECON

An Employee-Owned Company

July 15, 2022

Ms. Lorena Vega
Administrative Secretary II
San Ysidro School District
4350 Otay Mesa Road,
San Ysidro, CA 92173

Reference: Nakano Environmental Impact Report (RECON Number 3396-1)

Dear Ms. Vega:

RECON Environmental, Inc. is preparing an Environmental Impact Report (EIR) for the Nakano Project (project). We are requesting the San Ysidro Elementary School District determine if the project would be consistent with the department's future service level projections, or if the buildout projections would necessitate development of additional school district facilities that are not currently planned.

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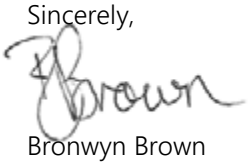
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Both scenarios are anticipated to need approvals from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife due to the proposed changes to the on-site drainage. The project as proposed would not encroach into the on-site California Department of Transportation easement, and no encroachment permit is included as a part of the project.

We are requesting the San Ysidro School District review the above analysis and provide a service determination by August 11, 2022.

Please contact me if you have any questions (619-308-9333 ext. 179 or bbrown@reconenvironmental.com).

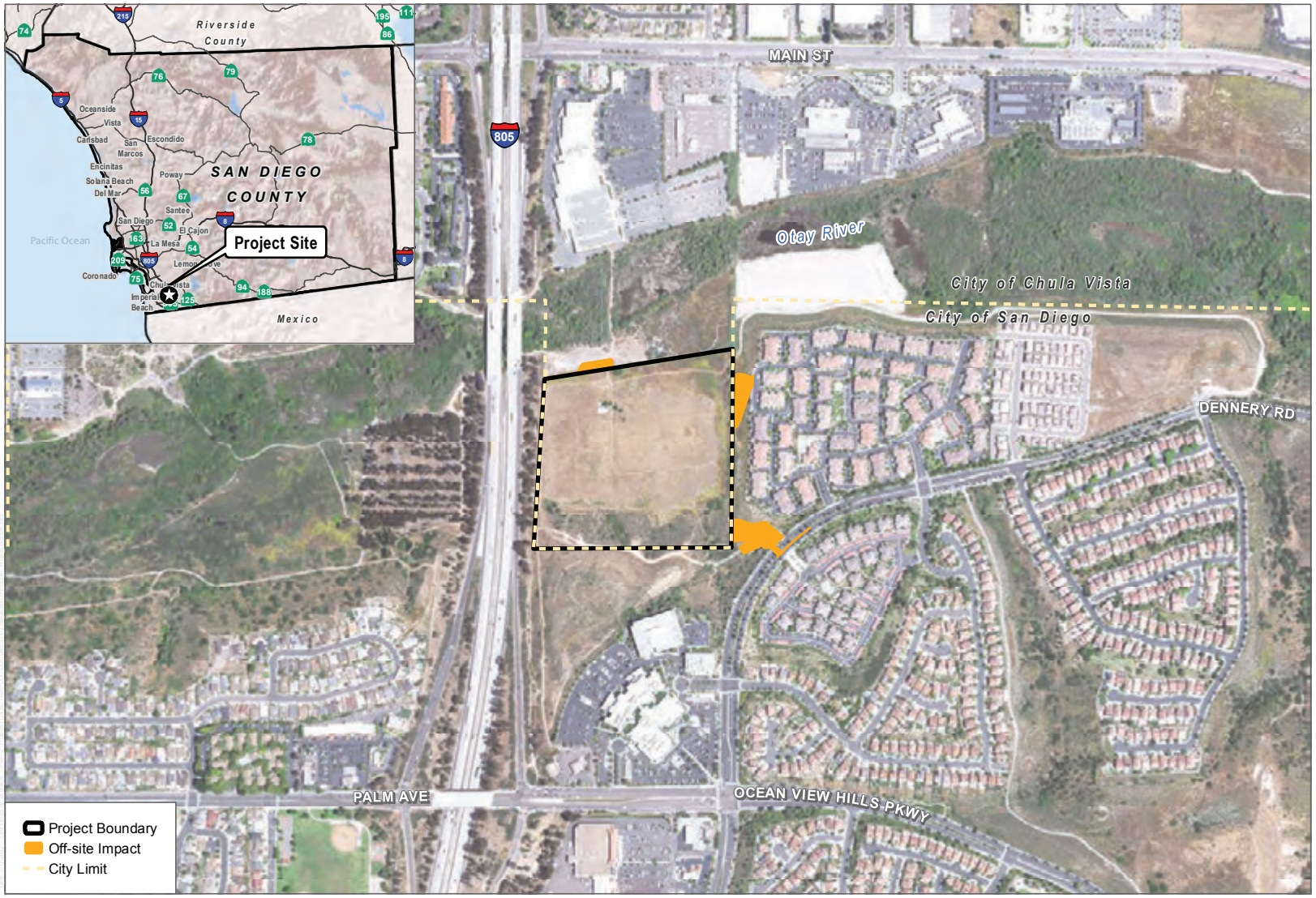
Sincerely,



Bronwyn Brown
Senior Project Manager

BCB:sh

Map Source: DUDEK

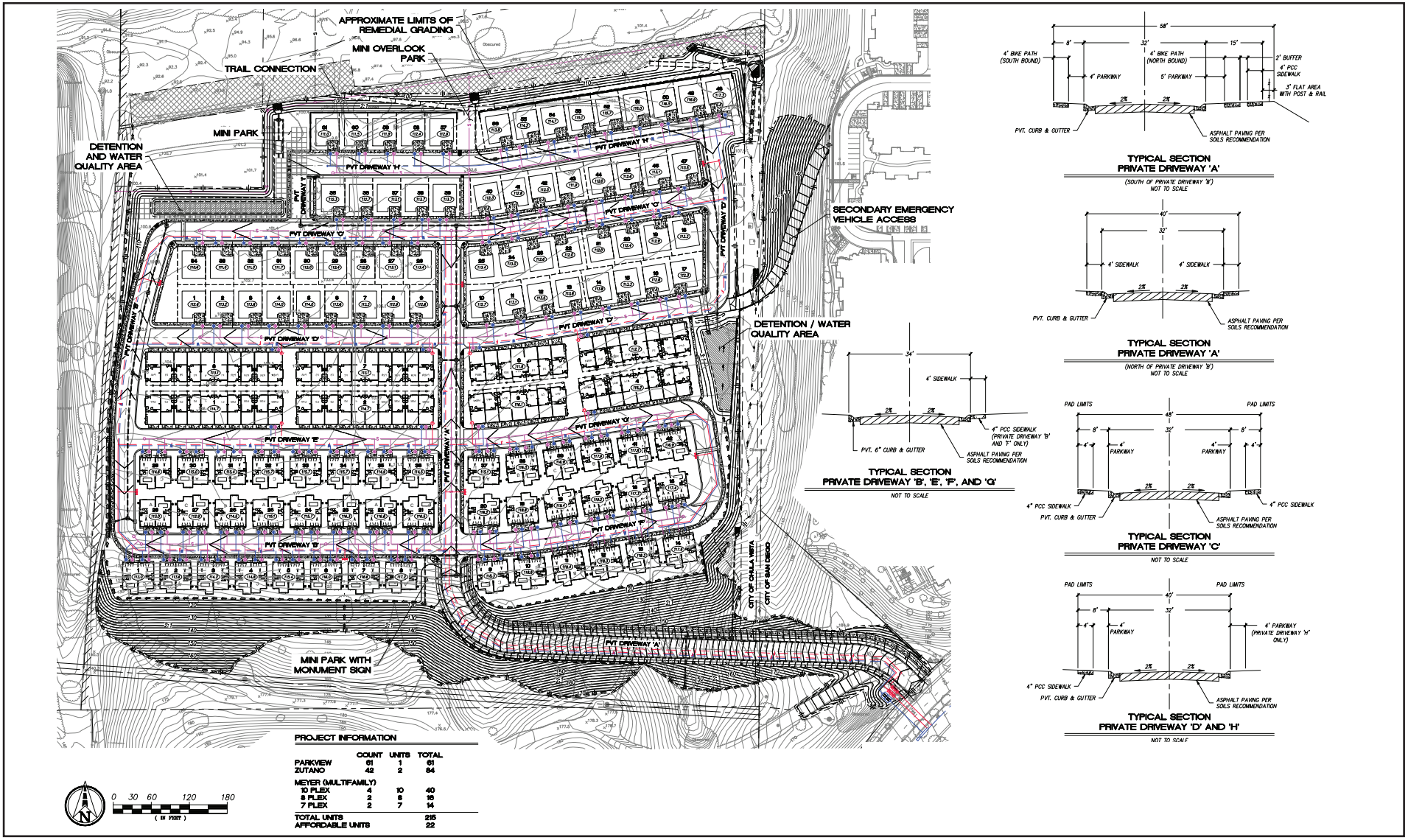


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FIGURE 1
Project Location

Map Source: Civil Sense



RECON

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FIGURE 2
Site Plan

CHULA VISTA ELEMENTARY SCHOOL DISTRICT

84 EAST J STREET • CHULA VISTA, CALIFORNIA 91910 • 619 425-9600

EACH CHILD IS AN INDIVIDUAL OF GREAT WORTH

May 18, 2022

Ms. Bronwyn Brown
Senior Project Manager
RECON Environmental, Inc
3111 Camino del Rio North, Suite 600
San Diego, CA 92108-5726

Subj: Nakano Environmental Impact Report (RECON Number 3396-1)

Dear Ms. Bronwyn Brown:

Chula Vista Elementary School District is in receipt of your company's letter regarding rezoning of certain land within the jurisdiction of the District with an estimated impact of 221 new residential units ("New Housing"). Based on the District's current student generation rate (SGR), the District estimates the New Housing will generate an additional 58 students.

The District serves students in grades K-6 and currently has capacity at Juarez Lincoln Elementary School in the Chula Vista community. However, it is important to note that enrollment and capacity conditions are subject to change in the future and may prompt the need for additional classrooms to accommodate the New Housing.

Historically, the District has encouraged Community Facilities District (CFD) participation for projects of similar size as yours to better ensure that any additional facilities necessary to serve the project can be funded through the District's bond-pooling program. The Ocean View Hills project, including the project located directly east of the proposed site, is part of CFD 10. This CFD, or another CFD may be a suitable candidate for annexation of your project. Please contact Esmeralda Ayon if you would like to consider possible CFD annexation.

Please let us know if you have any additional questions.

Sincerely,

Esmeralda Ayon

Facilities Planning Manager

BOARD OF EDUCATION
KATE BISHOP • LESLIE RAY BUNKER • CESAR T. FERNANDEZ • FRANCISCO TAMAYO • LUCY UGARTE

SUPERINTENDENT
EDUARDO REYES, Ed.D.

The Chula Vista Elementary School District's programs, activities, and practices shall be free from discrimination based on race, color, ancestry, nationality, national origin, immigration status, ethnic group identification, ethnicity, age, religion, marital status, pregnancy or parental status, physical or mental disability, sex, sexual orientation, gender, gender identity or expression, or genetic information; the perception of one or more of such characteristics; or association with a person or group with one or more of these actual or perceived characteristics. (CVESD Board Policy 0410.)

SWEETWATER UNION HIGH SCHOOL DISTRICT

Planning and Construction
1130 Fifth Avenue, Chula Vista, CA 91911
(619) 691-5553

May 3, 2022

RECON Environmental, Inc.
3111 Camino del Rio North, Suite 600
San Diego, CA 92108

Re: Nakano Environmental Report (RECON Number 3396-1)

To Whom It May Concern:

Pursuant to your request, we are providing the following information relative to the residential development project located east of I-805, northwest of Dennery Road and south of the Otay River.

Montgomery Middle School
Grades 7 & 8
1051 Picador Blvd.
San Diego, CA 92154

Montgomery High School
Grades 9-12
3250 Palm Avenue
San Diego, CA 92154

All efforts will be made to place students from your project in the above-mentioned school. However, please be advised that overcrowding and other unforeseen factors may require student placement at an alternate school site in order to provide an optimal learning environment for all students in our district.

If a housing unit is located more than 2.5 miles from the middle school or 3.5 miles from the high school, bussing may be provided at the homeowners' expense. For the 2021-2022 school year, the estimated price is $400.00, per student per year for roundtrip transportation and $200.00, per student per year for one-way transportation.

Please note that our online school locator can be found at:
http://planningandconstruction.sweetwaterschools.org/boundaries/

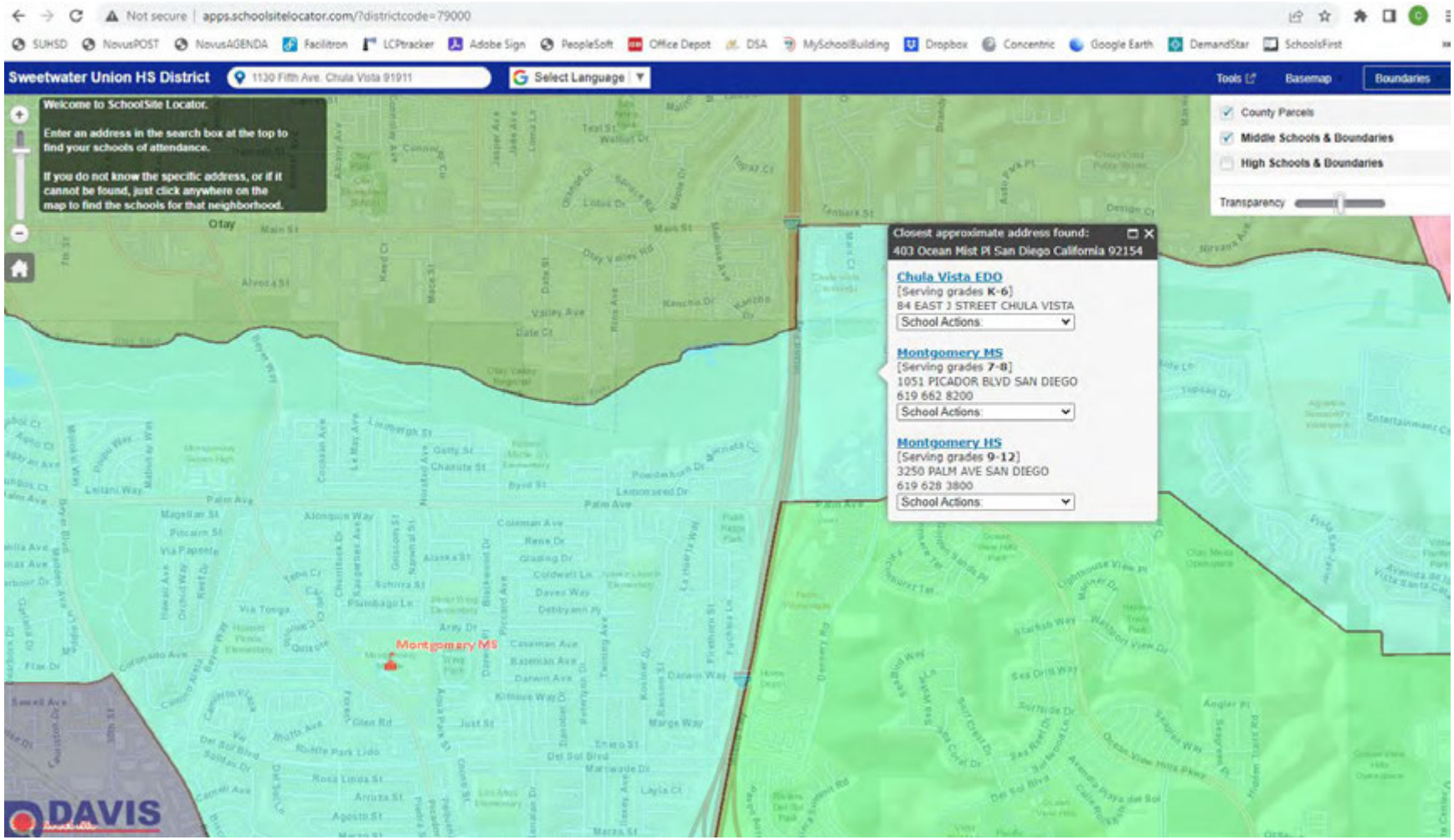
If you should require additional information, please contact me at (619) 691-5553.

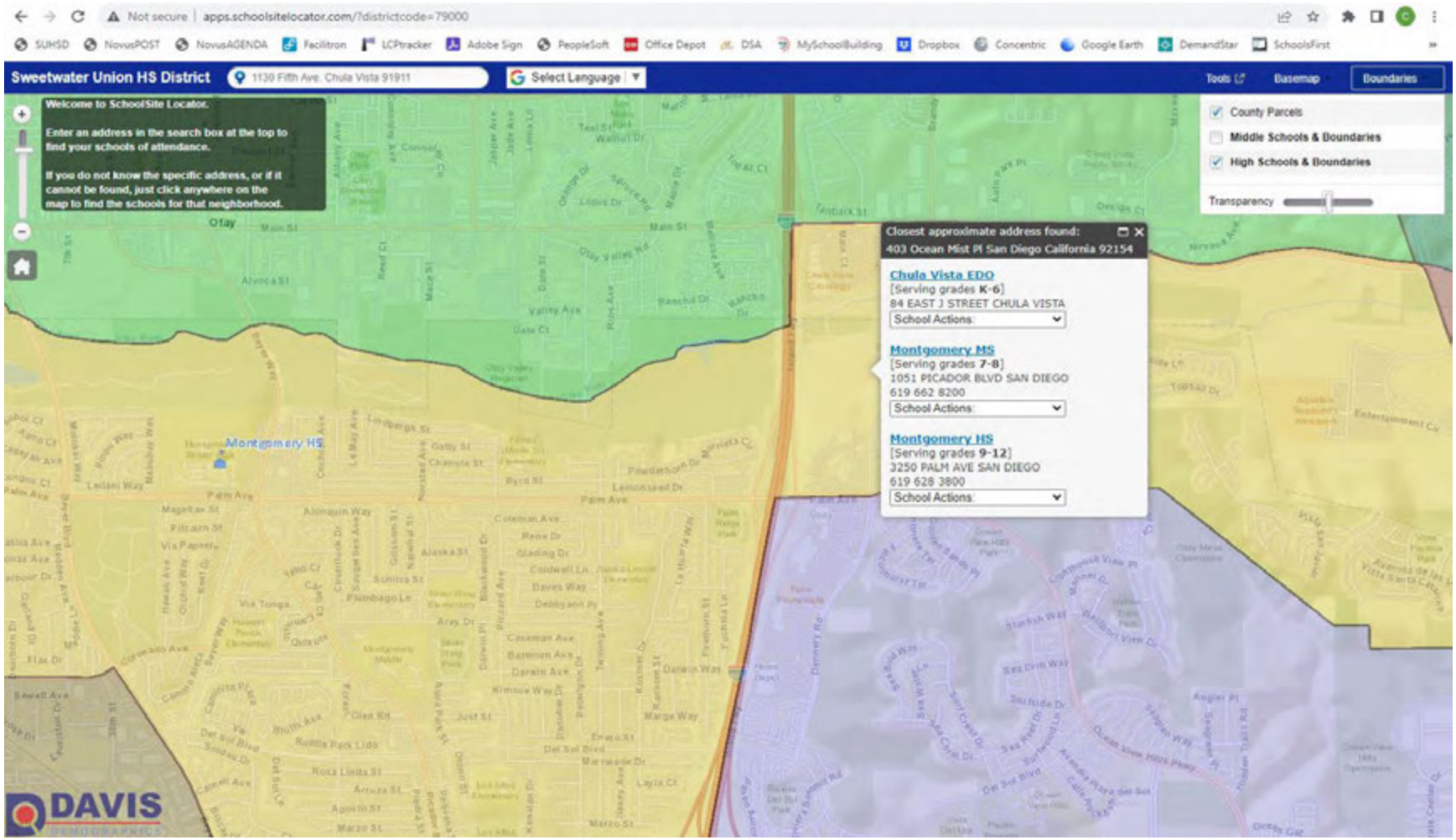
Sincerely,

Colleen Keeran

Colleen Keeran
Planning Specialist

"Sweetwater Union High School District programs and activities shall be free from discrimination based on age, gender, gender identity or expression, or genetic information, sex, race, color, religion, ancestry, national origin, ethnic group identification, marital or parental status, physical or mental disability, sexual orientation; the perception of one or more of such characteristics; or association with a person or group with one or more of these actual or perceived characteristics." SUHSD Board Policy 0410


Not secure | apps.schoolsitelocator.com/?districtcode=79000
SUHSD
NovusPOST
NovusAGENDA
Facilitron
LCPtracker
Adobe Sign
PeopleSoft
Office Depot
DSA
MySchoolBuilding
Dropbox
Concentric
Google Earth
DemandStar
SchoolsFirst
Sweetwater Union HS District
1130 Fifth Ave. Chula Vista 91911
Select Language
Tools
Basemap
Boundaries
Welcome to SchoolSite Locator.
Enter an address in the search box at the top to find your schools of attendance.
If you do not know the specific address, or if it cannot be found, just click anywhere on the map to find the schools for that neighborhood.
County Parcels
Middle Schools & Boundaries
High Schools & Boundaries
Transparency
Otay
Closest approximate address found:
403 Ocean Mist Pl San Diego California 92154
Chula Vista EDO
[Serving grades K-6]
84 EAST J STREET CHULA VISTA
School Actions:
Montgomery MS
[Serving grades 7-8]
1051 PICADOR BLVD SAN DIEGO
619 662 8200
School Actions:
Montgomery HS
[Serving grades 9-12]
3250 PALM AVE SAN DIEGO
619 628 3800
School Actions:
Montgomery MS
DAVIS


Not secure | apps.schoolsitelocator.com/?districtcode=79000
SUHSD
NovusPOST
NovusAGENDA
Facilitron
LCPtracker
Adobe Sign
PeopleSoft
Office Depot
DSA
MySchoolBuilding
Dropbox
Concentric
Google Earth
DemandStar
SchoolsFirst
Sweetwater Union HS District
1130 Fifth Ave. Chula Vista 91911
Select Language
Tools
Basemap
Boundaries
Welcome to SchoolSite Locator.
Enter an address in the search box at the top to find your schools of attendance.
If you do not know the specific address, or if it cannot be found, just click anywhere on the map to find the schools for that neighborhood.
County Parcels
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Chula Vista EDO
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School Actions
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[Serving grades 7-8]
1051 PICADOR BLVD SAN DIEGO
619 662 8200
School Actions
Montgomery HS
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3250 PALM AVE SAN DIEGO
619 628 3800
School Actions
DAVIS
DEMOGRAPHICS