



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 1, 2025

# NOTICE OF AVAILABILITY

## DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT  
[SAP No. 24007991]

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The City of San Diego (City), as the Lead Agency, has prepared a draft Subsequent Environmental Impact Report (SEIR) for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft SEIR and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at <http://www.sandiego.gov/ceqa/draft>.

**HOW TO SUBMIT COMMENTS:** Comments on this draft EIR must be received by close of business on June 16, 2025 to be included in the final document considered by the decision-making body. When submitting comments, please reference the project name and number, Southwest Village Specific Plan / PRJ-0614791, in the subject line. The City requests that all comments be provided electronically via email at: [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). However, if a hard copy submittal is necessary, it may be submitted to: **Dawna Marshall, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

**GENERAL PROJECT INFORMATION:**

- Project Name: Southwest Village Specific Plan
- Project No.: PRJ-0614791
- SCH No.: 2004051076
- Community Plan Area: Otay Mesa
- Council District: 8

**PROJECT DESCRIPTION:** GENERAL PLAN AMENDMENT and COMMUNITY PLAN AMENDMENT to modify the Otay Mesa Community Plan; MAJOR AMENDMENT to the Vernal Pool Conservation Plan; SOUTHWEST VILLAGE SPECIFIC PLAN; REZONE; a CITY OF SAN DIEGO CHARTER SECTION 55 to allow for infrastructure improvements through dedicated City parkland; a VESTING TENTATIVE MAP; a MULTIPLE SPECIES CONSERVATION SUBAREA PLAN BOUNDARY LINE ADJUSTMENT; a PLANNED DEVELOPMENT PERMIT; a SITE DEVELOPMENT PERMIT; and a DEVELOPMENT AGREEMENT. The project area encompasses the approximately 490-acre Specific Plan area as well as off-site improvement areas. The Specific Plan buildout would include up to 5,130 dwelling units, 175,000 square feet of commercial, 31.5 acres of parks, open space, and supporting infrastructure. The project area is designated Community Village, Parks, Institutional and Open Space, and zoned AR-1-1

within the Otay Mesa Community Plan area. In addition, the project is located within the Airport Influence Area (Brown Field and Naval Outlying Landing Field for Imperial Beach Review Area 2) and Airport Land Use Compatibility Overlay Zone (Brown Field and Imperial Beach). (LEGAL DESCRIPTION: the eastern half of Section 36; the northeastern corner of Section 01; Section 31; Section 06; and the western half of Section 05, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California).

**The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**APPLICANT:** Tri Pointe Homes IE-SD, Inc.

**RECOMMENDED FINDING:** The draft EIR determined the proposed project would result in significant environmental effects in the following areas: **Land Use, Air Quality/Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology/Water Quality, Geology/Soils, Noise, Paleontological Resources, Traffic/Circulation, Utilities, and Tribal Cultural Resources.**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft EIR, and/or supporting documents in an alternative format, please email the Development Services Department at [DSDEASNoticing@sandiego.gov](mailto:DSDEASNoticing@sandiego.gov). Your request should include the suggested recommended format that will assist with the review of documents.

**Additional Information:** For environmental review information, contact Dawna Marshall at (619) 687-5904. For information regarding public meetings/hearings on this project, contact Development Project Manager Oscar Galvez, at (619) 446-5237. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on May 1, 2025.

Raynard Abalos  
Deputy Director  
Development Services Department