

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 # 2004051076

Project Title: Southwest Village Specific Plan

Lead Agency: City of San Diego Contact Person: Dawna Marshall
 Mailing Address: 1222 First Avenue Phone: 619-687-5904
 City: San Diego Zip: 92101 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Diego/ Otay Mesa
 Cross Streets: Caliente Avenue at Dillons Trail Zip Code: 92154

Longitude/Latitude (degrees, minutes and seconds): 32 ° 33 ' 15.3 " N / -117 ° 01 ' 06.7 " W Total Acres: 490

Assessor's Parcel No.: Various Section: 5, 6, 31, 32 Twp.: 18/19 South Range: 01 west Base: Imperial Beach

Within 2 Miles: State Hwy #: SR-905 Waterways: Spring Canyon
 Airports: Brown Field, Imperial Beach NOLF Railways: - Schools: San Ysidro High School

Document Type:

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

Local Action Type:

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

Development Type:

Residential: Units 5,130 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 175,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: 31.5 acres of parks Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Community Village, Parks, Institutional and Open Space, and zoned AR-1-1

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

A 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 a 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 Specific Plan would allow for up to 5,130 dwelling units, 175,000 square feet of commercial, 31.5 acres of parks, open space, and supporting infrastructure.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date May 1, 2025 Ending Date June 16, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Helix Environmental Planning</u>	Applicant: <u>Tri Pointe Homes IE-SD, Inc. (Allen Kashani)</u>
Address: <u>7578 El Cajon Boulevard</u>	Address: <u>13520 Evening Creek Drive North, Suite 300</u>
City/State/Zip: <u>La Mesa, CA 91942</u>	City/State/Zip: <u>San Diego, CA 92128</u>
Contact: <u>Yara L. Fisher</u>	Phone: <u>858.794.2510</u>
Phone: <u>858.900.5594</u>	

Signature of Lead Agency Representative: Date: 4-23-2025

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