

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2004051076

Project Title: Southwest Village Specific Plan

Lead Agency: City of San Diego

Contact Name: Dawna Marshall

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Project Location: San Diego / San Diego

City

County

Project Description (Proposed actions, location, and/or consequences).

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).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant effects: 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.

Mitigation:

SP-NOS-1 Exterior Noise Analysis, SP-NOS-2 Interior Noise Analysis, SP-UTIL-1 Waste Management Plan, PR-NOS-1 Interior Noise Analysis, SP-HIST-1 Archaeological Resources, SP-HIST-2 Historical Architectural Resources, PR-HIST-1 Data Recovery for CA-SDI-22, 936, PR-HIST-2 Construction Monitoring, SP-LU-1 Land Use Adjacency Guidelines, PR-LU-1 Land Use Adjacency Guidelines, SP-AQ-1 Control Measures/Technology, SP-AQ-2 Buffer Sensitive Receptors, SP-AQ-3 Public Notice, SP-AQ-4 Health Risk Assessment, SP-BIO-1 Sensitive Plants and Wildlife, SP-BIO-2 Migratory Wildlife, PR-BIO-1 San Diego Button Celery, PR-BIO-2 Otay Tarplant, PR-BIO-3 San Diego Barrel Cactus and Snake Cholla, PR-BIO-4 Thread-leaved Brodiaea, PR-BIO-5 Quino Checkerspot Butterfly, PR-BIO-6 San Diego and Riverside Fairy Shrimp, PR-BIO-7a Least Bell's Vireo Breeding Season Avoidance – Construction, PR-BIO-7b Least Bell's Vireo Breeding Season Avoidance – Restoration Implementation, PR-BIO-8a Coastal California Gnatcatcher Breeding Season Avoidance within the MHPA, PR-BIO-8b Coastal California Gnatcatcher Breeding Season Avoidance – Restoration Implementation, PR-BIO-9a Crotch's Bumble Bee Impact Minimization, PR-BIO-9b Crotch's Bumble Bee Habitat Mitigation, PR-BIO-10 Burrowing Owl Pre-Construction Surveys, PR-BIO-11 Cactus Wren Habitat Restoration,

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

(Continued Mitigation from above)

PR-BIO-12 Western Spadefoot Habitat Restoration, PR-BIO-13 Breeding Season Avoidance/Pre-Construction Surveys for Western Spadefoot, PR-BIO-14 Breeding Season Avoidance/Pre-Construction Bird Surveys, PR-BIO-15 Dedication of Mitigation Lands, SP-BIO-3 Wetlands, PR-BIO-16 Wetland and Vernal Pool Mitigation, SP-HIST-3 Human Remains, SP-HAZ-1 Reduction of Risk of Wildfires, SP-HAZ-2 Hazardous Sites, PR-HAZ-1 Hazardous Sites, SP-HYD/WQ-1 Storm Water Runoff and Drainage, SP-HYD/WQ-2 Storm Water Quality, SP-GEO-1 Geologic Hazards, SP-GEO-2 Geotechnical Investigations, SP-NOS-3 Site-Specific Acoustical/Noise Analysis, SP-PALEO-1 Paleontological Resources, PR-PALEO-1 Paleontological Resources, SP-TRA-1 Vehicle Miles Traveled Reduction Measures, and PR-TRA-1 Mobility Zone 4 Active Transportation In-Lieu Fee.

Areas of Controversy: biological resources, traffic and the transportation network, and cultural resources

Provide a list of the responsible or trustee agencies for the project.

U.S. Fish and Wildlife Service, CDFW and the Wildlife Conservation Board, California Department of Transportation, and Regional Water Quality Control Board