# 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 #** 2014051075

**Project Title:** Emerald Hills

Lead Agency: City of San Diego | Contact Person: Dawna Marshall
Mailing Address: 7650 Mission Valley Road, MS DSD-1A | Phone: 619-687-5904
City: San Diego | Zip: 92108 | County: San Diego

**Project Location:** County: San Diego | City/Nearest Community: San Diego / Encanto Neighborhoods
Cross Streets: 60th Street at Dipper Street | Zip Code: 92114
Longitude/Latitude (degrees, minutes and seconds): 32 ° 43 ′ 16.8 ″ N / 117 ° 04 ′ 13.9 ″ W Total Acres: 31.2
Assessor's Parcel No.: 543-340-02-00 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: 94 | Waterways: Chollas Creek
Airports: San Diego | Railways: NA | Schools: Johnson Magnet School

**Document Type:**

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other: Addendum (SCH 2014051075)
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

**Local Action Type:**

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other: Site Developement Permit

**Development Type:**

☒ Residential: Units 123 Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Radio Transmission Facility / RS-1-2 / Residential Very Low

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

VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, NEIGHBORHOOD USE PERMIT, and NEIGHBORHOOD DEVELOPMENT PERMIT to allow for the development of 123 single-family residential lots, seven private Home Owners' Association open space lots, as well as public roads, a retaining wall in the northeastern corner of the site along the project's frontage with 60th Street that extends north off-site, a retaining wall along 60th Street from Dipper Street to north of Upland Street, a retaining wall at the southeastern corner of the project site within the 60th Street Right of Way and private utility improvements.

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

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

_____ Other: _____
_____ Other: _____

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

Starting Date NA Ending Date NA

**Lead Agency (Complete if applicable):**

Consulting Firm: T&B Planning
Address: 8690 Aero Drive, Suite 115, PMB 383
City/State/Zip: San Diego, CA 92123
Contact: Emilie Colwell (ecolwell@tbplanning.com)
Phone: 619.501.6041 ext. 103

Applicant: D.R. Horton Los Angeles Holding Company, Inc.
Address: 980 Montecito Drive, Suite 300
City/State/Zip: Corona, CA 92879
Phone: 951-272-9000

**Signature of Lead Agency Representative:** _____ **Date:** 11/13/2025

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