

# 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: 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/ 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: <input type="checkbox"/> NOP   | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: <u>Final EIR</u>                            | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                                      |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment                                   |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Coastal Permit                                  |
| <input checked="" type="checkbox"/> Community Plan         | <input checked="" type="checkbox"/> Site Plan     | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>SDP, PDP, DA, VPHCP MA</u> |

**Development Type:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>5,130</u> Acres _____        | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____              | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. <u>175,000</u> Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____          | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: <u>35</u> acres of parks                        | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                        |  |

**Project Issues Discussed in Document:**

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

**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".

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

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

Starting Date NA Ending Date NA

### 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 yaraf@helixepi.com</u>	Phone: <u>858.794.2510 allen.kashani@tripointehomes.com</u>
Phone: <u>858.900.5594</u>	

Signature of Lead Agency Representative:  Date: 4-9-2026

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