SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jul 13, 2026 11:12 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000667
State Receipt # 37071320260617
Document # 2026-NOD-77

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

SOUTHWEST VILLIAGE SPECIFIC PLAN /PRJ -0614791

Check Document being Filed:

- (•) Environmental Impact Report (EIR)
- ( ) Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ( ) Notice of Exemption (NOE)
- ( ) Other (Please fill in type)

Posted 7/13/26

Filed by: SILVIA LUNA

Deputy County Clerk

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753 5.

NOTICE OF DETERMINATION
SUBSEQUENT ACTION

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: Southwest Village Specific Plan / PRJ-0614791

State Clearinghouse Number: 2004051076

Project Location (include County): Caliente Avenue at Dillons Trail, San Diego, CA 92173 (County of San Diego)

Description of Previous Project: The City of San Diego (City) previously prepared a Program Environmental Impact Report (EIR) No. 30330/304032 SCH No. 2004051076 for the Otay Mesa Community Plan Update project. The San Diego City Council (City Council) adopted Resolution No. R-308810 on March 11, 2014, certifying the Environmental Impact Report (EIR), and adopting Findings, Statement of Overriding Considerations (SOCs), and a Mitigation Monitoring and Reporting Program (MMRP). The Otay Mesa Community Plan Update project required a General Plan Amendment (GPA), Otay Mesa Community Plan Amendment (CPA), rescission of Otay Mesa Development District, Rezone ordinance, a Public Facilities Financing Plan, and Land Development Code Amendments to allow for a comprehensive update to the 1981 community plan.

Description of Current Project: General Plan Amendment and Community Plan Amendment to the Otay Mesa Community Plan to modify the Neighborhood Village designation to reflect the proposed density range, amend the Beyer Boulevard and Caliente Avenue street classifications, and specify the locations of parks and schools and circulation system roadways. A Rezone from Agricultural-Residential (AR)-1-1 to Residential-Multiple Unit (RM)-1-3, RM-2-5, RM-3-7, Residential Mixed-Use (RMX)-1, Open Space-Conservation (OC)-1-1, Open Space-Residential (OR)-1-2, and Open Space-Park (OP)-1-1. A Specific Plan adopted via ordinance, as well as a Road Improvement Ordinance (Charter 55) and Road Improvement Resolution (Council Policy 700-17) to allow the construction of Beyer Boulevard West through City-owned parkland. The project also may require Agreements to acquire real property interests or approval of resolutions of necessity to initiate eminent domain proceedings and acquire real property interests of conservation easements held by California Department of Fish and Wildlife, National Enterprises, Inc. and the County of San Diego in order to construct Beyer Boulevard. The Specific Plan includes 30 Planning Areas with up to 5,130 dwelling units, 175,000 square feet of commercial and retail uses, two schools, 35 acres of parks, trails, open space, and other supporting infrastructure.

For the project-level components, the project is requesting a Vesting Tentative Map to grade Phase 1, Phase 2, and a portion of Phase 4; construct up to 920 dwelling units in Phase 1; and construct

Beyer Boulevard with associated utilities. The vesting tentative map includes several Easement Vacations. Phase 1 development also requires a Site Development Permit for deviations from the Environmentally Sensitive Lands Regulations and Historical Resources Regulations, a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment and a Vernal Pool Habitat Conservation Plan (VPHCP) Major Amendment, and a Non-Wasting Endowment Fund for the maintenance of conserved land.

The 490-acre Specific Plan area is located south of State Route 905 and west of Spring Canyon and is within the Otay Mesa Community Plan area; MHPA; VPHCP land; Airport Influence Area (Brown Field and Naval Outlying Landing Field [NOLF] Imperial Beach Review Area 2); and Airport Land Use Compatibility Overlay Zone (Brown Field and NOLF 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).

Project Applicant: John Fahey, Vice President of Operations, Tri Pointe Homes IE-SD, Inc., 13520 Evening Creek Drive North, Suite 300, San Diego, California, 92128; (858) 794-2500

Determination: This is to advise that the Council of the City of San Diego (Council), as Lead Agency, has approved the above-described project in conjunction with the following actions: General Plan and Otay Mesa Community Plan Amendment, Site Development Permit, MHPA Boundary Line Adjustment, Vesting Tentative Map, and Beyer Road Improvement (Council Policy 700-17). The Council took action on these items on July 6, 2026 and made the following determinations per the California Environmental Quality Act (CEQA):

1. The project, in its approved form ☒ will, ☐ will not have a significant effect on the environment.

2. ☒ An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.

   ☐ A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

   ☐ An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures ☒ were, ☐ were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program ☒ was, ☐ was not, adopted for the project.

4. (EIR only) Findings ☒ were, ☐ were not, made pursuant to CEQA Guidelines Section 15091.

5. (EIR only) A Statement of Overriding Considerations ☒ was, ☐ was not, adopted for this project.

Responsible and Trustee Agency: Implementation of the project ☒ will require ☐ will not require coordination with the following responsible and/or trustee agencies:

- United States Army Corps of Engineers
- United States Fish and Wildlife Service
- California Department of Fish and Wildlife
- Regional Water Quality Control Board
- California Department of Transportation
- Wildlife Conservation Board

This is to certify that the final environmental document, including comments and responses, if any, and the record of project approval, is available to the public on the City Clerk at the Office of the City Clerk, 202 C Street Second Floor, San Diego, CA 92101.

Analyst: D. Marshall / (619) 687-5904

Filed by: Oscar Galvez / 619-446-5237
Name/Phone Number

Signature

Project Management
Title

7/13/26
Date

Authority Cited Sections 21083, Public Resources Code
References Section 21000-21174, Public Resources Code

Revised July 2026

San Diego County

Transaction #: 9142554
Receipt #: 2026268110

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 07/13/2026
Cashier Location: SD

Print Date: 07/13/2026 11:13 am

Payment Summary

Total Fees:	$4,277.50
Total Payments:	$4,277.50
Balance:	$0.00

Payments

CHECK PAYMENT #CK# 2875709	$4,173.50
CHECK PAYMENT #CK# 62668	$104.00
Total Payments	$4,277.50

Filing

CEQA - NOD FILE #: 2026-000667 Date: 07/13/2026 11:12AM Pages: 4

State Receipt # 37-07/13/2026-0617

Fees:	Fish & Wildlife County Administrative Fee	$50.00
Fees:	Fish & Wildlife Environmental Impact Report	$4,227.50
Total Fees Due:		$4,277.50

Grand Total - All Documents: $4,277.50

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753 5a (Rev 01/01/26) Previously DFG 753 5a

RECEIPT NUMBER	
37-07/13/2026-0617	
STATE CLEARING HOUSE NUMBER (*If applicable*)	
2004051076	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT		07/13/2026
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
SAN DIEGO		2026-NOD-0077

PROJECT TITLE
SOUTHWEST VILLIAGE SPECIFIC PLAN /PRJ-0614791

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
JOHN FAHEY, VICE PRESIDENT OF OPERATIONS, TRI POINTE HOMES IE-SD, INC			858-794-2500
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
13520 EVENING CREEK DRIVE NORTH, SUITE 300	SAN DIEGO	CA	92128

PROJECT APPLICANT (*Check appropriate box*)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$4,227 50	$	4,227 50
☐ Mitigated/Negative Declaration (MND)/(ND)	$3,043 75	$	0 00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437 25	$	0 00

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850 00	$	0 00
☒ County documentary handling fee		$	50 00
☐ Other		$	0 00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ 4,277 50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #. CK# 2875709/CK# 62668