



THE CITY OF SAN DIEGO

Date of Notice: February 26, 2020

PUBLIC NOTICE FOR PREPARATION OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007991

Public Notice: The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Subsequent Environmental Impact Report (SEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a SEIR and Scoping Meeting was publicly noticed and distributed on May 4, 2018. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at: <https://www.sandiego.gov/ceqa/draft> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. In addition, the Public Notice was also distributed to the Central Library as well as the Otay-Nestor and San Ysidro Branch Libraries.

Scoping Meeting: A public scoping meeting will be held by the City of San Diego's Development Services Department on **March 4, 2020, beginning at 5:30 PM and running no later than 7:30 PM at the San Ysidro High School, located at 5353 Airway Road, San Diego, CA 92154. Please note that depending on the number of attendees, the meeting could end earlier than 8:30 PM.** Verbal and written comments regarding the scope and alternatives of the proposed SEIR will be accepted at the meeting.

Written comments may be sent to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101** or submitted via e-mail to DSDEAS@sandiego.gov with the Project Name and Number in the subject line within 30 days of the receipt of this notice. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An SEIR incorporating public input will then be prepared and distributed for the public to review and comment.

General Project Information:

- **Project Name / Number:** Southwest Village / 614791
- **Community Area:** Otay Mesa
- **Council District:** 8

Description: The Southwest Village Specific Plan (Specific Plan) provides a comprehensive policy framework intended to guide future development in Southwest Village, consistent with the Otay Mesa Community Plan (OMCP) and City of Villages Strategy. The Specific Plan encompasses approximately 490 acres, will allow up to 5,130 attached and detached residences, and will facilitate creation of a new village anchored by up to 175,000 square feet of commercial and retail uses in a mixed-use Village Core. The Specific Plan would include dedication a new

elementary school site, developed parks, trails, natural open space, and habitat conservation. Access to the Specific Plan area will be from Caliente Avenue to the north and from an extension of Beyer Boulevard, connecting the Specific Plan area to San Ysidro. Additionally, a Vesting Tentative Map (VTM), Site Development Permit, and Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment is requested in order to develop approximately 74 acres within Planning Areas 8 through 14 to implement approximately 830 residential units within the Specific Plan. Concurrent with implementation of the VTM, Beyer Boulevard will be graded to its full width and improved as a two-lane road with bicycle facilities. **The site is not included on any Government Code listing of hazardous waste sites.**

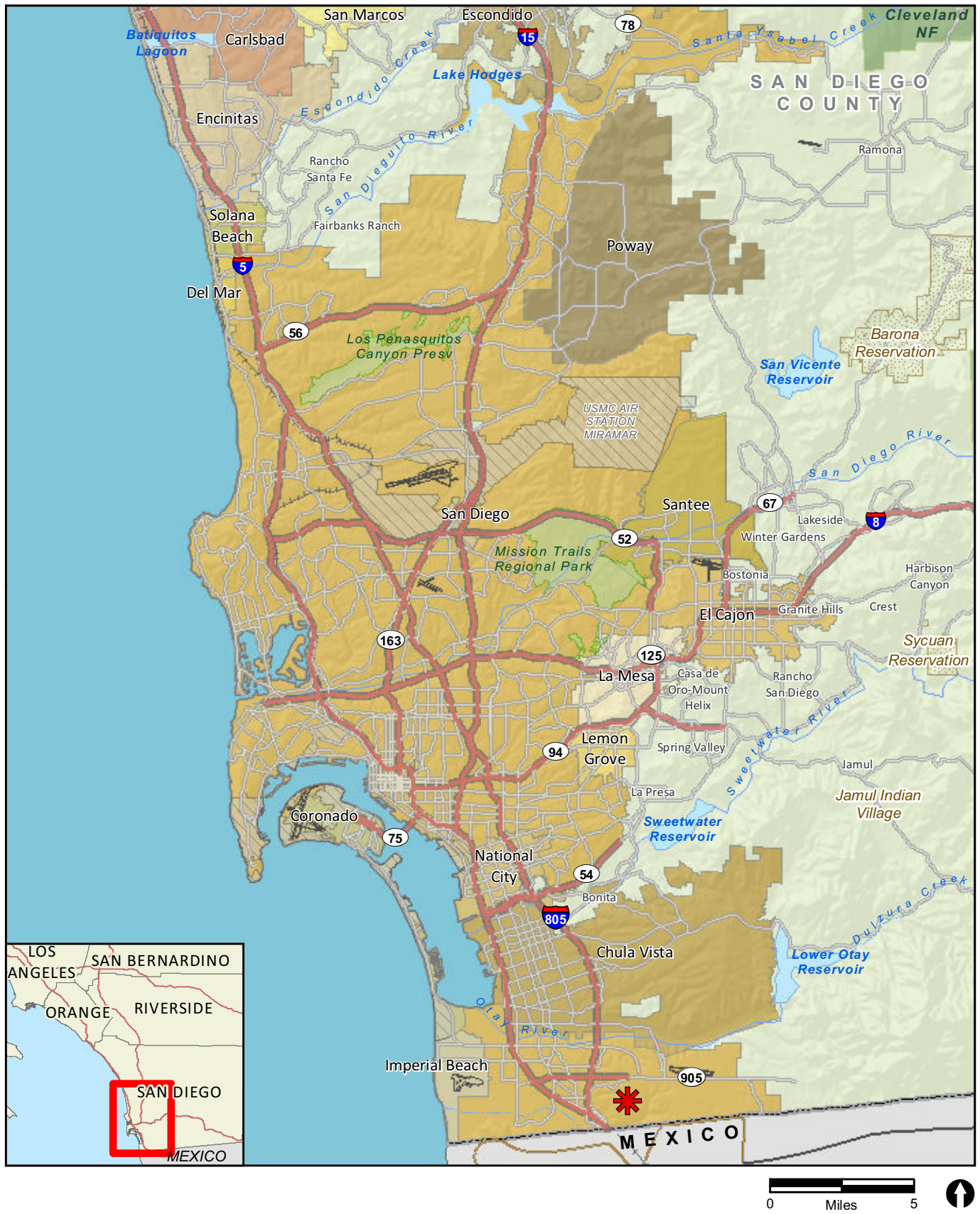
Applicant: Pardee Homes

Recommended Finding: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Land Use, Visual Effects/Neighborhood Character, Air Quality and Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology/Water Quality, Geology/Soils, Energy Conservation, Noise, Paleontological Resources, Traffic/Circulation, Public Services and Facilities, Utilities, Water Supply, Population and Housing, Agricultural and Mineral Resources, and Greenhouse Gas Emissions.**

Availability in Alternative Format: To request this Notice or any additional information in an alternative format, call the Development Services Department at (619) 446-5460 (800) 735-2929 (TEXT TELEPHONE).

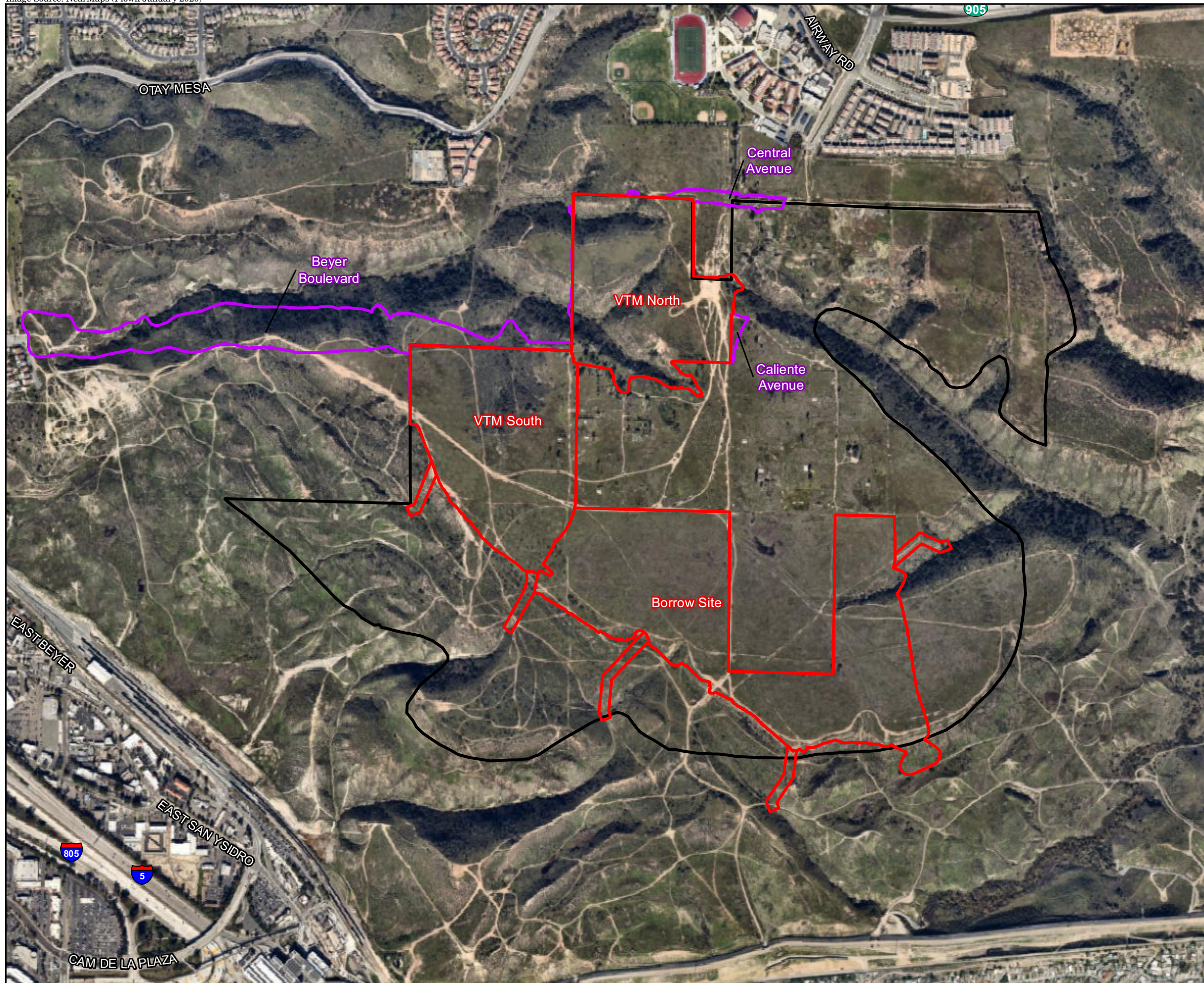
Additional Information: For environmental review information, contact Elizabeth Shearer-Nguyen at (619) 446-5369. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, Jeffrey A. Peterson at (619) 446-5237.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on February 26, 2020.

ATTACHMENTS: Distribution List: Contact the Development Services Department
Figure 1: Regional Map
Figure 2: Project Location and Aerial Photograph
Figure 3: Specific Plan Land Uses
Figure 4: Vesting Tentative Map Site Plan



✱ Project Location

FIGURE 1
Regional Location



- Project Site
- Off-site Improvements
- Specific Plan Boundary

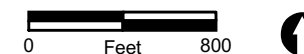


FIGURE 2
Project Location on Aerial Photograph

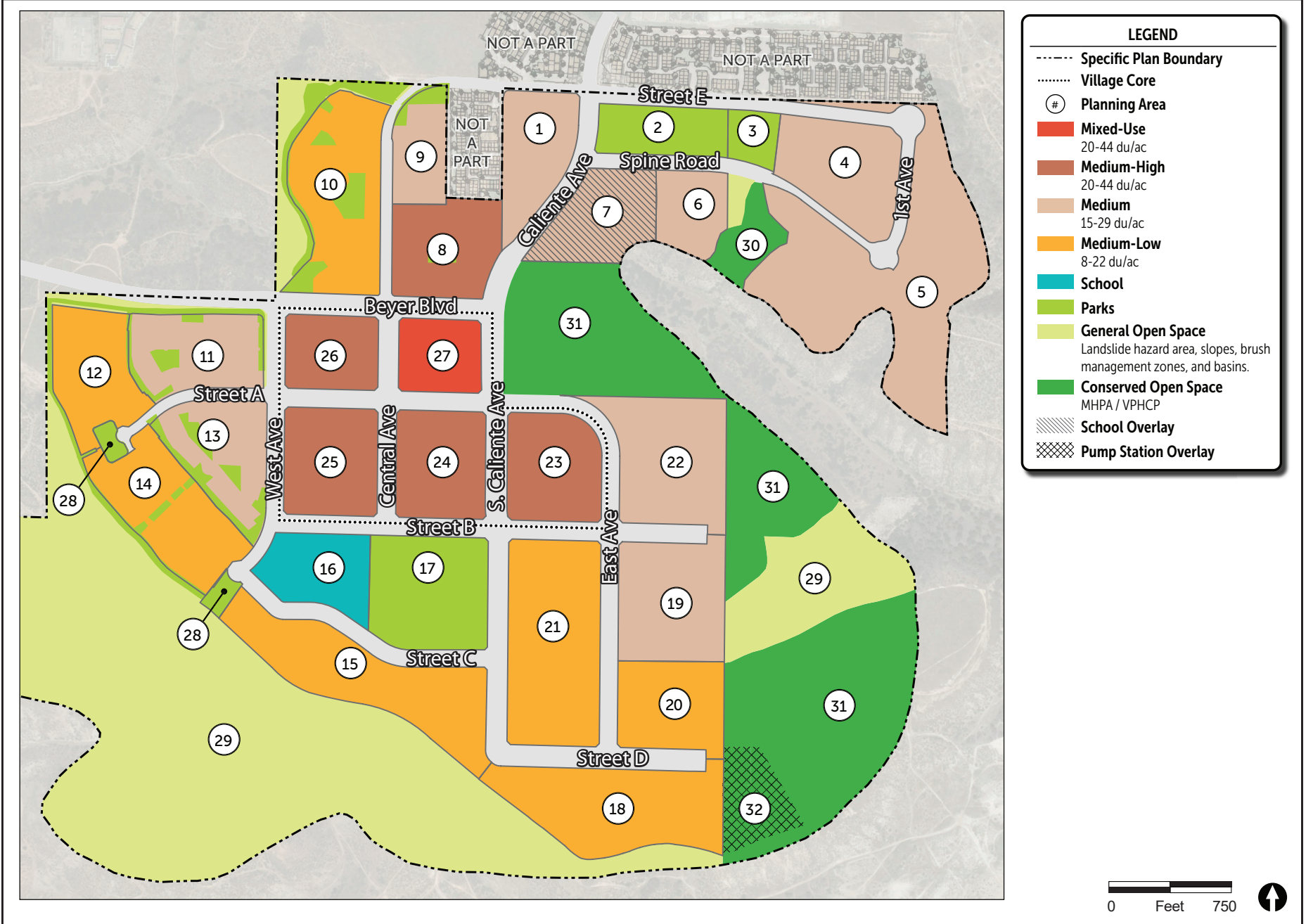
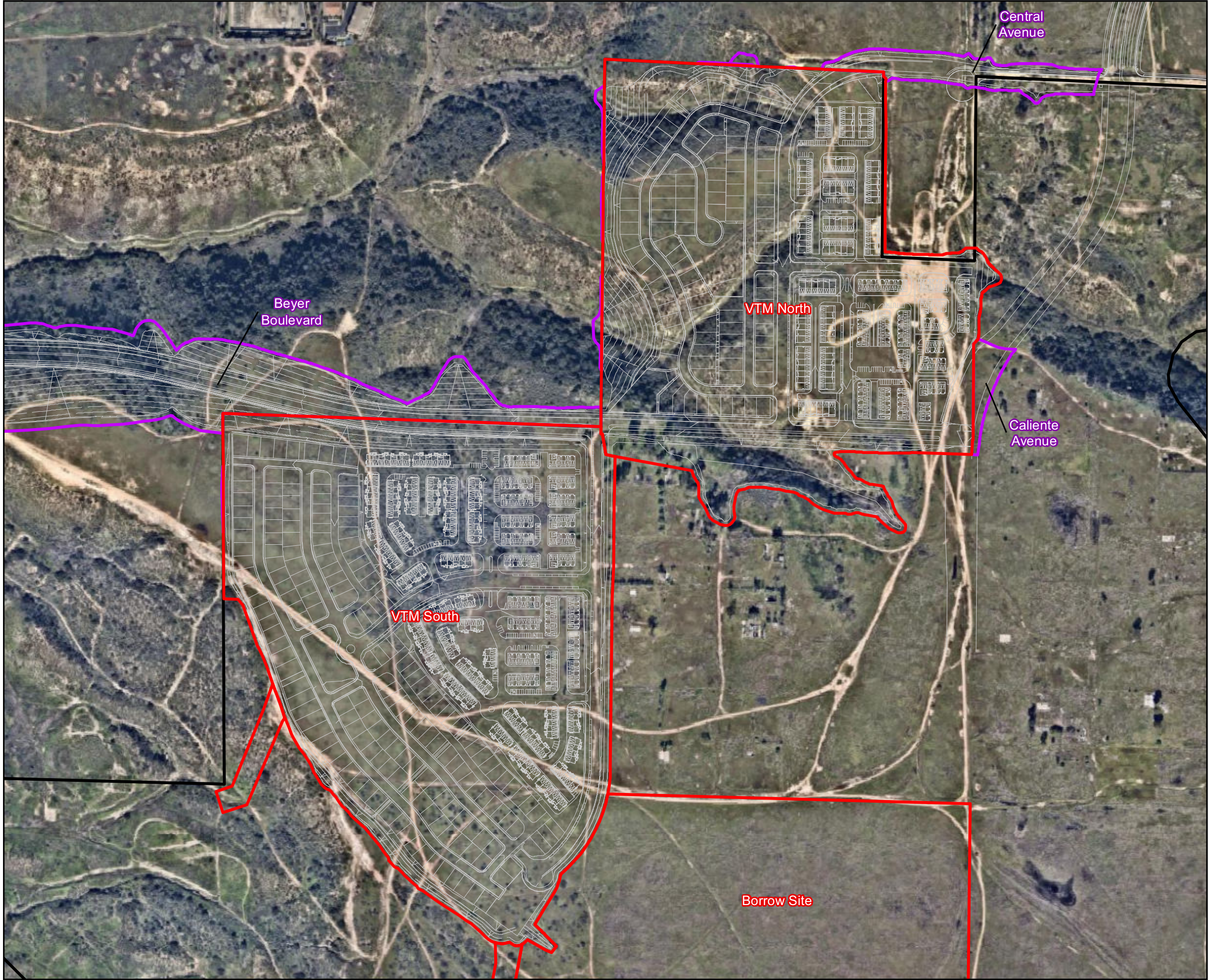


FIGURE 3
Specific Plan Land Uses



- Project Site
- Off-site Improvements
- Specific Plan Boundary
- Site Plan



FIGURE 4
VTM Site Plan