

RESOLUTION NUMBER R- **316860**

DATE OF FINAL PASSAGE **JUL 0 6 2026**

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING VESTING TENTATIVE MAP NO.  
PMT-2188969 FOR THE SOUTHWEST VILLAGE SPECIFIC  
PLAN - PROJECT NO. PRJ-0614791 (MMRP).

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. Tri Pointe Homes IE-SD, Inc., Applicant/Subdivider, and Leppert Engineering, Engineer, filed an application with the City of San Diego for a tentative map (Vesting Tentative Map No. PMT-2188969 (VTM)) to construct 920 multiple dwelling (condominium) units, including 92 affordable units in Southwest Village Specific Plan Phase 1 (Planning Area 8 through Planning Area 14), Beyer Boulevard West from West Avenue to Southwest Village Specific Plan boundary, northern half of Beyer Boulevard East from future Caliente Avenue to West Avenue, Central Avenue from Caliente Avenue to Beyer Boulevard, Street A from west of West Avenue to the western terminus of Street A, West Avenue from Beyer Boulevard to future Street C, Secondary Emergency Vehicle Access Road from the eastern terminus of Beyer Boulevard East to Rail Court, privately owned pocket parks, and rough grading within Phase 2 (Planning Area 15 through Planning Area 20) and a portion of Phase 4 (Planning Area 1, Planning Area 2, and Planning Area 7), in addition to other water, sewer and transportation infrastructure improvements (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval) for the Southwest Village Specific Plan Tentative Map Project (Project). The 182.90 acre site is located north of the United States/Mexico international border; east of Interstate 805 (I-805); south of State Route 905 (SR-905); and west of the Central Village Specific Plan and legally described as: A portion of the Northwest Quarter of the

Southeast Quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the Official Plat thereof (APN 645-061-04), together with Parcels 1, 2, 3 and 4 of Parcel Map 7065, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County on March 27, 1978 (APN 645-061-06, 07, 08 and 09), together with Parcel 1 of Parcel Map 21823, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County on December 10, 2020 as File No. 2020-70000416 (APN 667-010-34), together with the Northeast Quarter of the Southwest Quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, in the County of San Diego, State of California, according to the Official Plat thereof (APN 645-061-02), together with Government Lots 3 and 4 of Section 31, Township 18 South, Range 3 West, San Bernardino Meridian, in the City of San Diego, in the County of San Diego, State of California, according to the Official Plat thereof (APN 645-061-10), together with the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter, both in Section 36, Township 18 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, in the County of San Diego, State of California, according to the Official Plat thereof (APN 638-070-74) and together with the Southwest Quarter of the Southeast Quarter of Section 36, Township 18 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, in the County of San Diego, State of California, according to the Official Plat thereof (APN 638-070-71) and is within the Agricultural—Residential (AR-1-1) Zone, the Airport Land Use Compatibility (Imperial Beach NOLF and Brown Field) Overlay Zone, ALUCP Airport Influence Area (Imperial Beach NOLF – Review Area 2 and Brown Field – Review Area 2), High to Moderate Paleontological Sensitivity Areas, Multiple Habitat Planning Area, Vernal

Pools, Brush Management (Native/Naturalized Vegetation), the Very High Fire Hazard Severity Zone, and Geologic Hazard Category (21, 22, 27, and 53) of the Otay Mesa Community Plan area.

B. The Map proposes the subdivision of a 182.90-acre site into seven lots for a 920-unit residential condominium project.

C. The Project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act sections 66490 and 66491(b)-(f) and Municipal Code section 144.0220.

D. The subdivision is a condominium project as defined in California Civil Code sections 4125 and 6542 and filed pursuant to the Subdivision Map Act. The total number of condominium units is 920.

E. On May 7, 2026, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. PMT-2188969 and voted to recommend approval of the Project pursuant to Resolution No. 5380-PC.

F. On July 6, 2026, the Council held a noticed public hearing to consider Vesting Tentative Map No. PMT-2188969. Pursuant to San Diego Municipal Code sections 125.0440 and 125.1040, and Subdivision Map Act section 66428, the Council received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing. The Council has fully considered and has been fully advised on this matter.

G. The Office of the City Attorney prepared this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete and accurate.

H. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

#### ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts the following findings with respect to Vesting Tentative Map No. PMT-2188969:

#### **TENTATIVE MAP – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440**

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The proposed Southwest Village Specific Plan (Specific Plan) includes approximately 490 acres within the Otay Mesa Community Plan Area and is generally bordered by State Route 905 to the north, State Route 125 to the east, the United States/Mexico border to the south, and Interstate 805 to the west. The Southwest Village Specific Plan is divided into 30 planning areas (Specific Plan, Figure 2.1).

The Project site includes 182.90 acres of vacant land located in the Specific Plan area and proposes the construction of 920 multiple dwelling (condominium) units, including 92 affordable units (Specific Plan Phase 1: Planning Area 8 through Planning Area 14), Beyer Boulevard West from West Avenue to Specific Plan boundary, northern half of Beyer Boulevard East from future Caliente Avenue to West Avenue, Central Avenue from Caliente Avenue to Beyer Boulevard, Street A from west of West Avenue to Street A's western terminus, West Avenue from Beyer Boulevard to future Street C, Secondary Emergency Vehicle Access Road from the eastern terminus of Beyer Boulevard East to Rail Court, and rough grading within Specific Plan Phase 2 (Planning Area 15 through Planning Area 20) and a portion of Specific Plan Phase 4 (Planning Area 1, Planning Area 2, and Planning Area 7), in addition to other water, sewer, and transportation infrastructure improvements.

The Otay Mesa Community Plan Update (Community Plan) identifies the Specific Plan area as one of two opportunities for village areas within the Community Plan and designates the project site as "Neighborhood Village" (Community Plan, Figure 2-1) with future roadway connections via Caliente Avenue and Beyer Boulevard.

The Specific Plan Land Use Plan includes the proposed land uses for Southwest Village and the location of the planning areas (PAs). The Specific Plan proposes a maximum of 5,130 residential units—both “for sale” and/or “for rent” opportunities and a mix of housing types such as town homes, flats, row homes, courtyard units, lofts, shopkeeper units, senior housing and assisted care units.

The Project has been designed to implement the policies of the Community Plan including the Land Use Element of the Community Plan (Page LU-14) which includes several policies and recommendations for the Southwest Village Area.

Community Plan Policy 2.1-2(b) states: “Provide a land use map that illustrates the detailed land use designations, including any lands set aside for resource conservation, consistent with the MSCP Subarea Plan and any future Vernal Pool Habitat Conservation Plan.”

Various land use types are designated throughout the Specific Plan. Figure 2.1 depicts the various land use designations, including open space areas that have been conserved under the Multiple Species Conservation Program (MSCP) and Vernal Pool Habitat Conservation Plan (VPHCP).

The Project has been designed to locate development on mesa areas and avoid landslide hazard areas, steep slopes and canyons in the Specific Plan area. Sensitive habitats are identified in the Multi-Habitat Planning Area (MHPA) and VPHCP areas.

Project roadways, Caliente Avenue and Beyer Boulevard, were designed with respect to the topography and location of conserved open space in the Specific Plan, which identifies preserved areas of open space. Most of the eastern areas in the Specific Plan identified as open space are included in the VPHCP. However, the Project and Specific Plan would involve a proposed MHPA boundary line adjustment (BLA) and a future VPHCP Major Amendment (MA) requiring approval of the City and United States Fish and Wildlife Service (USFWS) and modifications of California Department of Fish and Wildlife (CDFW) conservation easements due to encroachment to MHPA and VPHCP 100% conserved lands.

As detailed in Table 5.1-8 of the Southwest Village Specific Plan Subsequent Environmental Impact Report No. 0614791 (SCH No. 2004051076) (SEIR), MHPA and VPHCP 100% conserved lands deletions of sensitive vegetation communities would total 30.36 acres, while overall MHPA additions of conserved sensitive vegetation communities would total 44.25 acres, resulting in a net increase of 13.89 acres of conserved sensitive vegetation communities.

Overall, the BLA would result in a net increase of 8.65 acres of Diegan coastal sage scrub and a net increase of 7.46 acres of non-native grassland areas suitable for vernal pool restoration. Wetland vegetation community acreages would increase after the BLA, including the enhancement of disturbed wetlands to create vernal pools and increase the quality of wetland resources within the additional areas.

The Project includes extension of Beyer Boulevard West through two parcels that are subject to conservation easements held by California Department of Fish and Wildlife (CDFW) (APNs 645-061-1000 and 645-061-0200). The Project includes a future amendment of these easements to allow the proposed Beyer Boulevard West to cross these two parcels. This amendment process would comply with California Fish and Game (Fish and Game) Code section 1348.3, which allows for modifications to conservation easements provided a sufficient land exchange is provided. The final requirements of the proposed exchange would include negotiations with CDFW and comply with the Wildlife Conservation Board approval process.

The Project has been conditioned to demonstrate compliance with applicable California laws, procedures, and agency approvals pertaining to the modification, amendment, and/or vacation of conservation easements, including, but not limited to applicable provisions of the California Government Code, Code of Civil Procedure and Fish and Game Code, for the amendment, modification, or vacation of Conservation Easements affecting real properties designated as APN 645-061-10 and APN 645-061-02, granted in favor of the State of California (Site Development Permit No. PMT-2188971 (SDP) Condition No. 51).

Community Plan Policy 2.1-2(c) states: “Illustrate the complete circulation system that, where possible, follows a grid pattern, and indicate how the system will relate to the overall Otay Mesa circulation system.”

Community Plan Policy 3.4-1(c) recommends “Class I bikeways along Caliente Road, Beyer Boulevard and the south side of Airway Road.” The Project implements these policies with permit conditions requiring the construction of the following public roads, which include Class I bike paths along Beyer Boulevard East from Caliente Avenue to West Avenue.

The Project would also require amendments to the City of San Diego General Plan (General Plan) and the Mobility Element of the Community Plan to modify Beyer Boulevard and Caliente Avenue as noted below:

- a. Caliente Avenue, between Beyer Boulevard East and Central Avenue, would be modified from a 6-Lane Major Arterial to a Modified 4-Lane Urban Collector during Phase 2 of the Specific Plan.
- b. Beyer Boulevard West, between Enright Drive and West Avenue, would be modified from a 4-Lane Major to a Modified 4-Lane Urban Collector built with 2 lanes and Class II bike lanes. The Project is conditioned to require provision of 53 feet of right-of-way for Beyer Boulevard West from West Avenue to Enright Drive for the construction of a 44-foot curb-to-curb width with an 8-foot parkway (on the south side only) concurrent with recordation of the first final map in Phase 1c (at 700th dwelling unit) (VTM Condition No. 39).

- c. Beyer Boulevard East, between West Avenue and Caliente Avenue, would be modified from a 4-Lane Major to a Modified 4-Lane Urban Major Street with Class I Bike Path and Class II bike lanes. The Project is conditioned to require dedication of 58 feet (half width) of right-of-way for Beyer Boulevard East from West Avenue to future Caliente Avenue for the construction of a 38-foot curb-to-centerline (with a temporary cul-de-sac at the eastern terminus) and 20-foot parkway concurrent with recordation of the first final map (VTM Condition No. 37).

Community Plan Policy 2.1-2(e) states: “Illustrate a separate system of pedestrian and bicycle facilities and pathways linking the activity centers with the residential areas, public facilities, and open space systems.”

The Project implements this policy per the Specific Plan which indicates the Project will provide “an interconnected system of paths, sidewalks, paseos, and walkways that create a safe and pleasant pedestrian environment, connect residential buildings and common areas, are integrated with surrounding developments, and provide multiple pedestrian access points” (Specific Plan, Section 3.2.1).

Specific Plan Figure 4.2, Bicycle Facility Network, illustrates the Class II bike lane with buffer and Class I bike paths for the Project. In addition, Figure 4.5, Pedestrian Facility Network, illustrates the perimeter trails, paseos, and proposed public sidewalks included for the Project.

Community Plan Policy 2.1-2(f) states: “Distribute parks comprehensively throughout the village area.”

The Specific Plan provides recommended locations for parks within each PA but defers determination of location to subsequent development approvals for each planning area to ensure that recreational value-based parks and trails are provided concurrently with each phase of development. The concept outlined as part of the Specific Plan provides linkages between parks through a system of paseos, multi-use paths, trails, sidewalks, and bike lanes and provides connections between the village core and surrounding neighborhoods.

Specific Plan Phase 1 will provide a series of pocket parks and paseos and an amenitized perimeter trail. These amenities will include active recreational opportunities. Approximately 4.33 acres of pocket parks may occur in Specific Plan Phase 1 (Specific Plan, Table 5.1) which shall be designed through a public input process per Council Policy 600-33

Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

- 2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The Specific Plan was prepared pursuant to Land Development Code (LDC) Section 122.0107. “The Specific Plan should be used in conjunction with the goals and policies contained within the General Plan, the Otay Mesa Community Plan, and the regulations in the Land Development Code (LDC), which form the planning framework for this Specific Plan” (Specific Plan, Section 1.2).

A base zone designation from the City’s LDC is identified for each Specific Plan land use category (Specific Plan, Figure 2.1). The development regulations and allowable uses from each of the base zones are incorporated by reference from the City’s LDC.

The Project includes affordable housing to be provided consistent with the requirements of the LDC, which requires affordable units to be constructed or in-lieu fees for residential development projects to be paid (SDMC section 142.1302). The Project proposes to construct 920 multiple dwelling (condominiums) units, including 92 affordable units in Specific Plan Phase 1 within Planning Area 8 through Planning Area 14.

As detailed in SEIR sections 3.5.5.3 and 5.1.5.2.c, the Project would be consistent with the City’s Brush Management Regulations, which ensure adequate fire buffers are provided between development areas and native and naturalized vegetation. Brush management along the western portions of Phase 1 is depicted on SEIR Figure 3-37 and Figure 3-38.

BMZs incorporate a 35-foot Zone 1 and a 65-foot Zone 2, where feasible. For some units, the width of Zone 2 is reduced to less than 65 feet with the incorporation of alternative compliance measures. Final alternative compliance measures are determined by the Fire Chief in conjunction with the final layout of residential structures based on zone reduction provisions set forth in the LDC Section 142.0412(f), and 142.0412(i) which require alternative compliance where composite BMZs are less than standard minimums.

LDC Section 142.0401 requires the use of drought-tolerant landscaping as a means of reducing water consumption. The Landscape Regulations encourage the use of reclaimed water for irrigation and implement the Model Water Efficient Landscape Ordinance, which provides a standard for the design, installation, management, and maintenance of landscapes to use water efficiently without water waste. Specific Plan Section 3.6 includes the landscaping design policies for the Project, which include, but are not limited to, the following:

- a. Incorporate biofiltration and bioretention measures in parking and road design, edges of paved areas, and other landscaped areas to slow and treat stormwater runoff.
- b. Use rain gardens, open tree grates, green roofs, and pockets of open space to slow stormwater flow rates, allow natural percolation of runoff, and reduce the heat island effect.



- c. Utilize permeable paving to capture and treat stormwater to the maximum extent possible. Examples of permeable paving include porous asphalt, reinforced grass, semi-impervious concrete paving blocks, and reinforced gravel with grass.

The Project includes requested deviations from the Environmentally Sensitive Lands (ESL) Wetlands Regulations under the Essential Public Projects and Biologically Superior Options due to wetland impacts resulting from the proposed Beyer Boulevard and Caliente Road extensions and residential development.

The Project would encroach into steep hillsides and is therefore subject to the ESL Regulations and was evaluated for conformance with the Steep Hillside Guidelines. According to the ESL Regulations, for areas outside of the MHPA, the allowable development area includes all portions of the premises without slopes greater than 25 percent (steep slopes). All graded slopes would be revegetated in accordance with ESL Regulations. Steep slopes would be preserved in their natural state, except where development is permitted in steep slopes if necessary to achieve a maximum development area of 25 percent of the premises.

Project grading would encroach into 8.9 acres of steep slopes for erosion control and 0.6 acres for development grading. The overall steep slope encroachment would be 22.4 percent of the project site and is within the encroachment allowance as permitted by the City's ESL ordinance.

Due to ESL impacts (e.g., steep slopes), a SDP is required for the Project, although exceptions and deviations may be allowed by the City if certain findings can be made. The Project has been designed to minimize impacts to ESL; however, encroachment into some steep slopes is unavoidable due to the existing site conditions and the need for erosion control. As allowed by LDC Section 143.0142(g), the temporary encroachment areas would be graded for erosion control, but the slope grades would be restored and vegetation reestablished to the City's satisfaction once slopes are backfilled. Therefore, a deviation is not required.

#### Deviations from the Environmentally Sensitive Lands Wetland Deviation

The purpose of the ESL Regulations is to protect, preserve, and, where damaged, restore the environmentally sensitive lands of San Diego and the viability of the species supported by those lands. The ESL Regulations apply to all proposed development when ESL, including sensitive biological resources, steep hillsides, floodplains, or coastal bluffs, are present. These regulations are intended to assure that development occurs in a manner that protects the overall quality of the resources and the natural and topographic character of the area, encourages a sensitive form of development, retains biodiversity and interconnected habitats, maximizes physical and visual public access to and along the shoreline, and reduces hazards due to flooding in specific areas while minimizing the need for construction of flood control facilities.

Specific Plans where environmentally sensitive lands are present are subject to the regulations in SDMC section 143.0115(b) to ensure adequate analysis of the constraints and opportunities of the planning area relative to environmentally sensitive lands.

As depicted in SEIR Figure 5.4-12, the Project includes and impacts Disturbed Wetland in portions of Beyer Boulevard West, Beyer Boulevard East, the Secondary Emergency Vehicle Access Road, Planning Areas 8, 9, and 12, and Wetland in the western portion of Beyer Boulevard West. The construction of the Caliente Avenue extension south of Central Avenue would impact 0.01 acres of disturbed wetlands inside the MHPA. Residential development would impact 0.12 acres of disturbed wetlands inside the MHPA. Residential development would also impact 0.03 acres of vernal pool inside the MHPA.

Impacts to wetland habitat located outside of the Coastal Overlay Zone shall not be allowed per the ESL Regulations unless the development qualifies to be processed as one of the three options in accordance with the Biology Guidelines in the LDC.

Deviations from the wetland regulations require processing one or more of the following three options: Essential Public Projects (EPP) Option, Economic Viability Option, and Biologically Superior Option (BSO) (SDMC section 143.0150). Impacts to wetlands within the Beyer Boulevard and Caliente Avenue alignments would be processed under the EPP Option because these roadways are identified in the Community Plan with regional function. Impacts to vernal pools outside of the MHPA do not require a deviation from the wetland regulations, as all impacts would be mitigated consistent with the VPHCP.

The remainder of the resources subject to a wetland deviation are processed under the BSO. The BSO analysis documented in the SEIR shows how the proposed project would be biologically superior to avoiding the wetland resources. The low quality of the impacted resources was considered in light of the proposed superior mitigation for vernal pools and wetlands that would provide higher functions and values than the impacted resources.

The majority (0.36 acre) of the requested deviation would qualify under the EPP Option for the development of the proposed Beyer Boulevard and Caliente Avenue extensions. These roadways are City Mobility Element roadways identified in the Community Plan. Per the City's Biology Guidelines, a deviation to the ESL wetland regulations under the EPP Option may be granted, provided the project serves the community at large and not just a development project or property. Both Caliente Avenue and Beyer Boulevard are linear infrastructure identified as Mobility Element roadways in the Community Plan, which meets the first two qualifications of the EPP Option under SDMC section 143.0150(d)(1)(B).

These roadways would also include bicycle facilities and water and sewer infrastructure that will serve the entirety of the Specific Plan area. Therefore, they qualify as Essential Public Projects. A deviation under this option is only allowed where no feasible alternative exists that would avoid impacts to wetlands. An analysis (Southwest Village

Specific Plan Caliente Avenue Alternatives Analysis) of five different alternatives was prepared by RECON for the project applicant, Tri Pointe Homes (Alternatives Analysis). The Alternatives Analysis was provided in the SEIR in Chapter 9. In summary, the No Caliente Avenue North of Central Avenue Alternative and the Avoidance of Conserved Parcels Alternative (a Beyer Boulevard alternative) were both found to be infeasible wetland avoidance alternatives. The No Caliente Avenue North of Central Avenue Alternative was found infeasible because that segment of roadway is required to provide access to the Specific Plan area and the alignment for this segment was already approved as a part of the Candlelight Tentative Map 114999 and is reasonably expected to be completed regardless of the proposed project considering that construction is already underway. The Avoidance of Conserved Parcels Alternative that avoids impacts due to Beyer Boulevard was rejected because the alternative alignments would be more impactful than the proposed Project and due to infeasibility of other alignments due to landslide issues, location of Beyer Community Park, inability to meet design standards and conflicts with other conserved lands. The proposed Beyer Boulevard design includes minimization of wetland impacts to the extent feasible, as detailed in Attachment 10 of SEIR Appendix C.

A small amount (<0.01 acre) of wetland would be impacted by the residential development, which was analyzed under the BSO for a deviation. The technical analysis demonstrated the Project as a BSO based on the low quality of the existing impacted wetland resources and the high-quality restoration proposed as mitigation for the impacts.

Residential development would impact 0.12 acres of disturbed wetlands inside the MHPA, which was analyzed under BSO for a deviation. Residential development would also impact 0.03 acres of vernal pool inside the MHPA, which was analyzed under BSO for a deviation.

The City of San Diego Wetlands Subject to a Wetland Deviation are included in the following table.

| <b>Wetland Vegetation Community</b> | <b>Caliente Avenue (EPP)</b> | <b>Beyer Boulevard (EPP)</b> | <b>Remainder of Project Area (BSO)</b> | <b>Total Acres Subject to Wetland Deviation</b> |
|-------------------------------------|------------------------------|------------------------------|----------------------------------------|-------------------------------------------------|
| <b>Wetland</b>                      | 0.01                         | 0.35                         | <0.01                                  | 0.36                                            |
| <b>Distributed Wetland</b>          | 0.01                         | -                            | 0.12                                   | 0.13                                            |
| <b>Vernal Pool</b>                  | -                            | -                            | 0.03                                   | 0.03                                            |
| <b>Total</b>                        | <b>0.02</b>                  | <b>0.35</b>                  | <b>0.15</b>                            | <b>0.52</b>                                     |

Per SEIR and Mitigation Monitoring and Reporting Program (MMRP) Mitigation Measure PR-BIO-16a, "Prior to issuance of any construction permits, such as grading permits, that impact jurisdictional waters, the project impact to 0.004 acre of riparian

forest (southern willow scrub and disturbed southern willow scrub) wetlands shall be mitigated at a 3:1 ratio and impacts to 0.36 acre of mule fat scrub shall be mitigated at a 2:1 ratio (mule fat scrub, disturbed riparian, disturbed wetlands, natural flood channel) with a total of 0.73 acres of mitigation consistent with a Final Wetlands Plan and a Final Vernal Pool and Quino Checkerspot Butterfly Mitigation Plan as approved by the City, USACE, RWQCB, and CDFW. The Final Wetlands Plan and Final Vernal Pool and Quino Checkerspot Butterfly Mitigation Plan shall be approved prior to the issuance of the first Phase 1 grading permit. To ensure no net loss, the mitigation shall include a 1:1 creation or restoration component in accordance with the City's Biology Guidelines." (SEIR, Page 5.4-113).

Per MMRP Mitigation Measure PR-BIO-16b, "Prior to the issuance of any construction permits, such as grading permits to compensate for the loss of vernal pool and disturbed wetland resources, the applicant shall implement the Final Vernal Pool and Quino Checkerspot Butterfly Mitigation Plan to provide a minimum of 2.18 acres or 2.1 acres (without Southwind mitigation) of vernal pool creation."

#### Historical Resources Deviation for Important Archaeological Sites and Traditional Cultural Properties

Historical Resource site CA-SDI-22,936 ("Resource") is a Native American archaeological site in the Otay Mesa Community Plan area. The Resource was designated by the Historical Resources Board on September 26, 2024, as HRB #1537 under San Diego Historical Resources Board Criterion A. Under Criterion A, CA-SDI-22,936 was historically designated as a special element of the City's and Otay Mesa's archeological and cultural development. Specifically, CA-SDI-22,936 likely functioned as a tool manufacturing location and could provide enough data to answer regional research questions regarding site function, chronology and subsistence due to its high density subsurface cultural deposit and minimal disturbance within the central portion of the site.

The purpose of the Historical Resources Regulations (SDMC section 143.0201) is to protect, preserve, and, where damaged, restore San Diego's historical resources, which include historical buildings, structures or objects, important archaeological sites, historical districts, historical landscapes, and traditional cultural properties. These regulations are intended to ensure that development occurs in a manner that protects the overall quality of historical resources.

The entire boundary of CA-SDI-22,936 (100% of the site) is within Project impacts, specifically the proposed Caliente Avenue alignment and related utilities, and would therefore exceed standard encroachment limits under SDMC section 143.0253 for important archaeological sites. Because 100% of an important archaeological site would be impacted, a deviation would need to be considered in accordance with the SDMC. A recommendation from the Historical Resources Board is required, and was provided on March 26, 2026, as well as a supplemental finding pursuant to SDMC section 126.0505(g). On March 26, 2026, the HRB recommended to the City Council approval of

the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the SDP related to the important archaeological site (HRB #1537, CA-SDI-22,936).

The SEIR and proposed MMRP include two mitigation measures (PR-HIST-1 and PR-HIST-2) that would reduce impacts to CA-SDI-22,936 and to unknown or buried cultural resources discovered during ground disturbance:

Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, the applicant shall provide a letter of completion prepared by the Qualified Archaeologist (as defined in the Historical Resources Guidelines) that oversaw the recovery program that demonstrates, to the satisfaction of Mitigation Monitoring and Compliance (MMC), that the Archaeological Data Recovery Program (ADRP) for archaeological site (CA-SDI-22,936) was completed. This letter shall include the Final Archaeological Data Recovery Program (ADRP) Report with documentation of the Acceptance Verification from the curation institution for all recovered materials. The ADRP with Native American participation shall consist of a statistical sample and shall be implemented in accordance with the Results of the Historical Resources Investigation of the Southwest Village Specific Plan prepared by RECON Environmental dated March 2026 for the Project (PR-HIST-1). In addition, project-specific mitigation measures shall be implemented to reduce impacts to unknown or buried historical resources per PR-HIST-2 (SEIR, Page 5.5-34).

Implementation of mitigation measures PR-HIST-1 and PR-HIST-2 would reduce impacts to CA-SDI-22,936 and to unknown or buried cultural resources discovered during ground disturbance. The presence of an archaeological and Native American monitor during ground disturbing activities would allow for the identification of buried resources to occur so that work can stop, and any resources be evaluated. If significant resources are recovered, implementation of a Research Design and Data Recovery Program would ensure that significant resources are treated properly to reduce significant impacts.

However, even with the implementation of mitigation measures PR-HIST-1 and PR-HIST-2, impacts associated with future development would remain significant, considering the nature of the loss (e.g., loss of a minimally disturbed habitat site in Otay Mesa where such resources are scarce), and 100% of the site would continue to be impacted. As noted in the SEIR, no additional feasible mitigation or project alternative has been identified that could reduce this impact.

No other ESL, including coastal beaches, sensitive coastal bluffs or Special Flood Hazard Areas, exist within the Project. Therefore, with approval of the proposed, allowable deviations to the ESL regulations and Historical Resources regulations, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

### 3. The site is physically suitable for the type and density of development.

The Community Plan identifies the Specific Plan area as one of two opportunities for village areas within the Community Plan and designates the project site as Neighborhood Village (Community Plan, Figure 2-1). The Southwest Village Specific Plan and the Project have been designed to locate development on mesas and avoid landslide hazard areas, as well as steep slopes and canyons within the Specific Plan area.

As discussed in the Biological Resources Report, encroachments into the MHPA boundary would occur with the implementation of the Project specifically associated with the Specific Plan Phase 1 and Phase 4 residential development areas, the Spring Canyon drainage outfall associated with Phase 2, and an EVA road connecting to the southern boundary (Biological Resources Report, Figure 36.2) and require a MHPA Boundary Line Adjustment (BLA) and the addition of MHPA sensitive habitat lands.

MHPA encroachments total 14.88 acres and are associated with MHPA deletions within the proposed Specific Plan Phase 1 and 4 residential development areas, the Spring Canyon drainage outfall, the EVA road, and MHPA deletions associated with Beyer Boulevard slopes. Of this total, 12.82 acres are sensitive vegetation communities (SEIR Figure 5.1-6).

Land proposed to be added into the MHPA following a BLA would include 16.88 acres of sensitive habitats comprising maritime succulent scrub, disturbed maritime succulent scrub, Diegan coastal sage scrub, disturbed coastal sage scrub, non-native grassland, natural flood channel, disturbed wetland, and vernal pool (SEIR Figure 5.1-7). This represents a net gain of 4.06 acres of sensitive vegetation communities into the MHPA (SEIR Table 5.1-6) and is located outside of the Specific Plan area, south of PA 18.

Per MMRP Mitigation Measure PR-BIO-15, "To mitigate impacts to 63.32 acres for Phase 1, 39.17 acres for Phase 2, 38.47 acres for Beyer Boulevard, 10.48 acres for Phase 4, 1.79 acres for the Emergency Vehicle Access Road, the Owner/Permittee shall provide a minimum of 153.23 acres of upland mitigation lands to offset impacts to sensitive upland vegetation in accordance with the Biology Guidelines. Prior to issuance of the first grading permit for Phase 1, the Owner/Permittee shall either dedicate all upland mitigation lands in fee title to the City or otherwise protect the mitigation lands through a Covenant of Easement. In total, the project shall dedicate 160.94 acres of sensitive uplands, consisting of 89.94 acres of maritime succulent scrub, 24.82 acres of disturbed maritime succulent scrub, 24.93 acres of Diegan coastal sage scrub, 2.36 acres of disturbed Diegan coastal sage scrub, and 18.89 acres of non-native grassland in fee title or otherwise protect the lands through a Covenant of Easement to the City. This mitigation package includes 7.71 acres of additional mitigation beyond required mitigation ratios. If the Southwind project were to proceed ahead of this project, the mitigation obligation would be reduced by 0.34 acre (0.05 acres of maritime succulent scrub, 0.12 acre of disturbed coastal sage scrub, and 0.17 acre of non-native grassland mitigation)."

An additional 95.29 acres of upland preservation are required to address impacts to CDFW conservation easements (APNs 645-061-1000 and 645-061-0200) considered VPHCP 100% conserved lands (Biological Resources Report, Table 10).

Project grading would encroach into 8.9 acres of steep slopes for erosion control and 0.6 acres for development grading. The overall steep slope encroachment would be 22.4 percent of the Project site and is within the encroachment allowance as permitted by the City's ESL ordinance.

The Project is proposing to construct 920 multiple dwelling (condominium) units, including 92 affordable units (Specific Plan Phase 1: Planning Area 8 through Planning Area 14). The Specific Plan has sited the highest intensity uses within the center of the Specific Plan, with lower intensity uses around the perimeter, providing consistency with the surrounding development and open space areas. The Specific Plan policy framework would ensure that future development would present a visually consistent, architecturally interesting community that would still be consistent with allowable height, outdoor lighting, and bulk regulations of the LDC and Specific Plan Supplemental Development Regulations (SDR).

While the Specific Plan allows for up to 1,315 units in Planning Areas 8 through 14, the Project is proposing up to 920 dwelling units, including 280 multi-family units at a density over 20 dwelling units/acres (du/ac), 498 multi-family units at a density under 20 du/acre, and an additional 142 small lots that are evaluated as single-family units but are considered multi-family due to the proposed multi-family lotting.

The Project identifies 142 small lots which would be located around the perimeter of the development areas within PAs 10, 12, and 14. These small lots are considered single-family for purposes of environmental analysis and trip generation. A total of seven legal lots would be created with the proposed subdivision of land, each corresponding to the respective PA boundary. The Project would be processed as a multi-family subdivision consistent with SDMC section 143.0365, which allows the subdivision of multi-family zoned land, consistent with the density and standards of the Specific Plan zone.

The development regulations and allowable uses for each applicable base zone are incorporated by reference from the City's LDC. Supplemental development regulations are identified in the Specific Plan which provide additional or modified regulations compared to the City's LDC (SEIR, Section 3.5.1.1).

Therefore, the site is physically suitable for the type and density of development.

- 4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The Community Plan identifies the Specific Plan area as one of two opportunities for village areas within the Community Plan and designates the project site as Neighborhood Village (Community Plan, Figure 2-1).

The Project is proposing to construct 920 multiple dwelling (condominium) units, including 92 affordable units (Phase 1: Planning Area 8 through Planning Area 14). The Specific Plan has sited the highest intensity uses within the center of the Specific Plan, with lower intensity uses around the perimeter, providing consistency with the surrounding development and open space areas. The Specific Plan policy framework would ensure that future development would present a visually consistent, architecturally interesting community that would still be consistent with allowable height, outdoor lighting, and bulk regulations of the LDC and Specific Plan supplemental development regulations.

According to the Biological Resources Report for the Southwest Village Specific Plan (RECON Environmental, Inc.) (Biological Resources Report), the Project is required to provide 153.23 acres of upland mitigation and is providing 169.94 acres (Mitigation Measure PR BIO-15). The total proposed and required wetland mitigation is 1.45 acres. An additional 95.29 acres of upland preservation are required to address impacts to CDFW conservation easements on APNs 645-061-1000 and 645-061-0200, considered VPHCP 100% conserved lands (Biological Resources Report, Table 10).

The Project includes extension of Beyer Boulevard West through two parcels that are subject to conservation easements held by California Department of Fish and Wildlife (CDFW) (APNs 645-061-1000 and 645-061-0200). The Project includes a future amendment of these easements to allow the proposed Beyer Boulevard West to cross these two parcels. This amendment process would comply with Fish and Game Code section 1348.3, which allows for modifications to conservation easements provided a sufficient land exchange is provided. The final requirements of the proposed exchange would include negotiations with CDFW and comply with the Wildlife Conservation Board approval process.

At this time, it is anticipated that an approximate 208-acre area of sensitive vegetation communities would be provided in a replacement conservation easement to offset the approximate 17-acres of impacted conservation easement area. In addition, a 2.13-acre area within the CDFW conserved APN 645-061-0200 parcel is being considered for restoration opportunities (SEIR, Figure 3-14). This restoration (including ground disturbance) has been evaluated as part of the Project in case a future restoration effort is needed to satisfy the land exchange requirements.

Please see finding 2. above, incorporated here by reference. Impacts to wetlands within the Beyer Boulevard and Caliente Avenue alignments would be processed under the EPP Option to the ESL regulations because these roadways are identified in the Community Plan with regional function. Impacts to vernal pools outside of the MHPA do not require a deviation from the wetland regulations, as all impacts would be mitigated consistent with the Vernal Pool Habitat Conservation Plan (VPHCP).

The remainder of the resources subject to a wetland deviation are processed under the BSO to the ESL regulations. The BSO analysis documented in the SEIR shows how the proposed project would be biologically superior to avoiding the wetland resources. The



low quality of the impacted resources was considered in light of the proposed mitigation for vernal pools and wetlands that would provide higher functions and values than the impacted resources.

As depicted in SEIR Figure 5.4-12, Resources Subject to City of San Diego Wetland Deviations, the Project includes Disturbed Wetland in portions of Beyer Boulevard West, Beyer Boulevard East, the Secondary Emergency Vehicle Access Road, Planning Areas 8, 9, and 12, and Wetland in the western portion of Beyer Boulevard West.

Per SEIR and Mitigation Monitoring and Reporting Program (MMRP) Mitigation Measure PR-BIO-16a, "Prior to issuance of any construction permits, such as grading permits, that impact jurisdictional waters, the project impact to 0.004 acre of riparian forest (southern willow scrub and disturbed southern willow scrub) wetlands shall be mitigated at a 3:1 ratio and impacts to 0.36 acre of mule fat scrub shall be mitigated at a 2:1 ratio (mule fat scrub, disturbed riparian, disturbed wetlands, natural flood channel) with a total of 0.73 acre of mitigation consistent with a Final Wetlands Plan and a Final Vernal Pool and Quino Checkerspot Butterfly Mitigation Plan as approved by the City, USACE, RWQCB, and CDFW. The Final Wetlands Plan and Final Vernal Pool and Quino Checkerspot Butterfly Mitigation Plan shall be approved prior to the issuance of the first Phase 1 grading permit. To ensure no net loss, the mitigation shall include a 1:1 creation or restoration component in accordance with the City's Biology Guidelines." (SEIR, Page 5.4-113).

Per MMRP Mitigation Measure PR-BIO-16b, "Prior to the issuance of any construction permits, such as grading permits to compensate for the loss of vernal pool and disturbed wetland resources, the applicant shall implement the Final Vernal Pool and Quino Checkerspot Butterfly Mitigation Plan to provide a minimum of 2.18 acres or 2.1 acres (without Southwind mitigation) of vernal pool creation."

In addition, for wetland and vernal pool impacts, the applicant shall submit a Final Wetlands Mitigation and Monitoring Plan and Final Vernal Pool and Quino Checkerspot Butterfly Mitigation and Monitoring Plan to the satisfaction of the City, U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW. The plans shall include, at a minimum, an implementation strategy; appropriate seed mixtures and planting method; irrigation; quantitative and qualitative success criteria; a five-year maintenance, monitoring, and reporting program; an estimated completion time; and contingency measures and shall identify a long-term funding source.

Project grading would encroach into 8.9 acres of steep slopes for erosion control and 0.6 acres for development grading. The overall steep slope encroachment would be 22.4 percent of the project site and is within the encroachment allowance as permitted by the City's ESL ordinance.

Due to ESL impacts (e.g., steep slopes), a SDP is required for the Project, although exceptions and deviations may be allowed by the City if certain findings can be made. The Project has been designed to minimize impacts to ESL; however, encroachment into some steep slopes is unavoidable due to the existing site conditions and the need for

erosion control. As allowed by LDC Section 143.0142(g), the temporary encroachment areas would be graded for erosion control, but the slope grades would be restored and vegetation reestablished to the City's satisfaction once slopes are backfilled. Therefore, a deviation is not required.

The Project will implement MMRP mitigation measure PR-LU-1: All project-level components that are implemented in accordance with the Specific Plan, which are adjacent to designated MHPA areas, shall comply with the MHPA Land Use Adjacency Guidelines of the MSCP in terms of land use, drainage, access, toxic substances in runoff, lighting, noise, invasive plant species, grading, and brush management requirements. Mitigation measures include but are not limited to: sufficient buffers and design features, barriers (rocks, boulders, signage, fencing, and appropriate vegetation) where necessary, lighting directed away from the MHPA, and berms or walls adjacent to commercial or industrial areas and any other use that may introduce construction noise or noise from future development that could impact or interfere with wildlife utilization of the MHPA.

The project biologist for each proposed project shall identify specific mitigation measures needed to reduce impacts to below a level of significance. Subsequent environmental review shall be required to determine the significance of impacts from land use adjacency and compliance with the MHPA Land Use Adjacency Guidelines of the MSCP. Prior to approval of any subsequent development project in an area adjacent to a designated MHPA, the City shall identify specific conditions of approval to avoid or reduce potential impacts adjacent to the MHPA (SEIR, Page 10-32).

No other ESL including coastal beaches, sensitive coastal bluffs or Special Flood Hazard Areas exist within the Project.

Based on the results of the record search, surveys, and evaluation excavations in the SEIR, implementation of the Project would impact CA-SDI-22,936, a designated historical resource, which would constitute a significant effect to a known historical resource. The entire boundary of CA-SDI-22,936 (100% of the site) is within Project impacts, specifically the proposed Caliente Avenue alignment and related utilities, and would therefore exceed standard encroachment limits under SDMC section 143.0253 for important archaeological sites. Because 100% of an important archaeological site would be impacted, a deviation is considered per SDMC section 126.0505(g) in conjunction with a proposed Site Development Permit and the Project.

The SEIR and MMRP include two mitigation measures (PR-HIST-1 and PR-HIST-2) that would reduce impacts to CA-SDI-22,936 and to unknown or buried cultural resources discovered during ground disturbance. Implementation of project-level mitigation measures PR-HIST-1 and PR-HIST-2 would reduce impacts to CA-SDI-22,936 and to unknown or buried cultural resources discovered during ground disturbance. The presence of an archaeological and Native American monitor during ground disturbing activities would allow for the identification of buried resources to occur so that work can stop, and any resources can be evaluated. If significant resources are recovered, implementation of a Research Design and Data Recovery Program would ensure that significant resources are treated properly to reduce significant impacts.

However, even with the implementation of measures PR-HIST-1 and PR-HIST-2, impacts associated with future development at the project-level would remain significant considering the nature of the loss (e.g., loss of a minimally disturbed habitat site in Otay Mesa where such resources are scarce) and 100% of the site would continue to be impacted, which is a greater impact compared to the 2014 Community Plan Final EIR (FEIR), which was certified on March 11, 2014. The FEIR identified that archaeological impacts would be less than significant with mitigation. No additional feasible mitigation or feasible project alternative has been identified that could reduce this impact.

The Project is over five miles east of the Pacific Ocean, with a minimum elevation of 230 feet mean sea level at the western end. The Community Plan area is not located downstream of any large bodies of water. No coastal beaches, sensitive coastal bluffs or Special Flood Hazard Areas exist within the project area.

Therefore, with approval of the proposed, allowable deviations to the ESL regulations and Historical Resources regulations, and adoption of the MMRP and associated mitigation measures, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

Sensitive land uses include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities. Sensitive receptors near the Project include existing residential uses and a school to the north.

As discussed in the SEIR, the excess cancer risk would be less than the screening threshold of 10 in 1 million, and adverse effects to sensitive receptors from exposure to construction-related diesel particulate matter (DPM) would not occur.

Additionally, the Project is located more than 500 feet from I-805 and SR-905. Roadways within 500 feet of the Project area would carry less than 100,000 vehicles per day. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations from heavily traveled roadways.

As discussed in the SEIR, the project would generate less traffic than the adopted land uses (SEIR, Table 5.3-3). Thus, intersection volumes would be less than those modeled in the carbon monoxide (CO) hot spot analysis and far less than the 31,600 vehicle trips per hour screening threshold recommended by the Sacramento Metropolitan Air Quality Management District. San Diego County and the Sacramento Metropolitan area share similar urban characteristics, including high traffic volumes, freeway-dominated transportation networks, and comparable vehicle emission profiles; as a result, the Sacramento Metropolitan Air Quality Management District's threshold is used to assess the potential for CO hotspots in the project vicinity in the absence of a local standard.

The Project is adjacent to natural open space areas and is subject to risk of wildfire hazards based on the climate, topography, and vegetation. The Wildfire Evacuation Study (WES) prepared for the Project noted that the wildfire potential within the Project area is considered moderate; however, as the surrounding areas to the east continue to develop, direct exposure to unmaintained fuels would be reduced (SEIR, Appendix E).

As detailed in SEIR Sections 3.5.5.3 and 5.1.5.2.c, the Project would be consistent with the City's Brush Management Regulations, which ensure adequate fire buffers are provided between development areas and native and naturalized vegetation. Brush management along the western portions of Phase 1 is depicted on SEIR Figures 3-37 and Figure 3-38.

The Project includes Brush Management Zones (BMZs) incorporating a 35-foot Zone 1 and a 65-foot Zone 2, where feasible. For some residential units, the width of Zone 2 is reduced to less than 65 feet with the incorporation of required alternative compliance measures. Final alternative compliance measures are determined by the Fire Chief in conjunction with the final layout of residential structures based on zone reduction provisions set forth in SDMC sections 142.0412(f), and 142.0412(i) which require alternative compliance where composite BMZs are less than standard minimums.

Alternative compliance measures shall be implemented per SDMC section 142.0412(i), including upgraded window openings with dual-glazed, dual tempered panes along the brush side of structures, plus a typical 10-foot perpendicular return along adjacent wall faces.

As detailed in the SEIR project description, Phase 1 development would occur in three subphases (1a, 1b, and 1c). During each of these phases, emergency access has been identified in the Wildfire Evacuation Study (WES) (SEIR, Figure 5-6-6).

Phase 1a would involve the development of the first 200 proposed residential units with access to be provided from an extension of Caliente Avenue and Central Avenue in the northwestern part of the Specific Plan area (SEIR, Figure 5.6-4). A temporary cul-de-sac would be installed at the southern end of Central Avenue. Caliente Avenue and Central Avenue would provide emergency and wildfire evacuation throughout Phase 1a.

Phase 1b would involve the development of 499 units for a total of 699 dwelling units, and development into areas in the western part of the Specific Plan. As shown in SEIR Figure 5.6-5, Phase 1b Evacuation Routes, emergency evacuation would be provided by the construction of portions of Central Avenue and Beyer Boulevard East. The temporary cul-de-sac in Phase 1a would be removed within Central Avenue, and temporary cul-de-sacs would be installed at the western and eastern ends of Beyer Boulevard East.

Prior to the issuance of any building permit in Phase 1b (201st dwelling unit), the Project includes conditions that require a secondary access route to be available and constructed by the Project, which would be satisfied by the construction of the emergency vehicle access (EVA) road at the easterly terminus of Beyer Boulevard East to Rail Court (SDP Condition Nos. 73 and 74). The EVA road would be gated at the eastern terminus of

Beyer Boulevard East. Primary evacuation would remain via Central Avenue and Caliente Avenue to SR-905, and the EVA road would serve as access for emergency vehicles and first responders and could be used as an evacuation route under the discretion of the San Diego Fire-Rescue Department.

The EVA road would extend along the future alignment of South Caliente Avenue from the Specific Plan area southward along an existing dirt road to the southern border road, then westward to existing Rail Court and a variety of surface and arterial roadways. It is noted that the EVA road would provide additional emergency plan flexibility by presenting another option for firefighter ingress and potentially, public evacuation in some emergency evacuation scenarios (SEIR, Figure 5.6-6). The temporary cul-de-sac west of the intersection of West Avenue/Beyer Boulevard in Phase 1b would be removed, and the cul-de-sac and access gate would remain at Beyer Boulevard East and future Caliente Avenue.

Specific Plan Phase 1c would include the construction of the remaining 221 residential dwelling units for a total of 920 dwelling units in Specific Plan Phase 1. The Project includes conditions that prior to the issuance of any building permit in Phase 1c (700th dwelling unit) the Beyer Boulevard West connection to Enright Drive would be required by the Project (VTM Condition No. 39 and SDP Condition No. 88).

The drainage system design for the Project is shown on SEIR Figure 5.7-2. The drainage system would be designed to utilize natural drainage courses to the extent feasible, with the exception noted for Basins 400 and 500, where flows would be routed to Basin 300 to avoid the San Ysidro landslide area. Storm drain lines, channels, detention basins, water quality treatment features, and other components of the drainage system are based on the existing drainage patterns of the Specific Plan area, where feasible and the anticipated needs of the drainage system to serve the Project.

As discussed in the SEIR, the Project would generally maintain the same drainage patterns as in the existing condition, where possible. While the Project would increase impervious surfaces, it is not in an area that uses wells and wells for groundwater extraction are not proposed. As a result, the buildout of the Project and Specific Plan would not result in a net deficit of aquifer volume or a reduction in the local groundwater table.

Drainage flows would be maintained per the drainage design and requirements reflected in the conceptual drainage system design for the Specific Plan (Figure 5.7-2), and groundwater recharge would continue. However, due to the presence of the San Ysidro Landslide complex, the basins previously draining to the west in the existing condition (Basin 400, 500, 700, and parts of 800) are now being proposed for diversion to either to the north and would be piped down the proposed storm drain along the future Beyer Boulevard West alignment or down the proposed storm drain into Spring Canyon to the south.

Diversion of drainage flows from the San Ysidro Landslide complex would protect biological resources west of the project site, as landsliding could result in changes to biological resource conditions. There are ephemeral drainages that originate near the west edge of the Project area and lead west into the MHPA; however, no drainages within the Project area contribute to these flows. These unnamed drainages would continue to capture rainfall and flow during storm events, regardless of the Project or diversion.

The Beyer Boulevard West drainage basin is proposed on the western extent of the Project area and drains in a westerly direction. A proposed storm drain connects with an existing storm drain system on Enright Drive. The existing storm drain system along Enright Drive eventually outlets to the Tijuana River, which extends to the Pacific Ocean within the vicinity of Imperial Beach.

The Project includes conditions for the construction of Beyer Boulevard and Caliente Avenue per Site Development Permit No. PMT-2188971. The Project also includes a condition for General Development Plans for 5.61 acres of recreational facilities satisfying population-based park requirements including trail amenity areas, pocket parks, paseos and trails

Caliente Avenue, Beyer Boulevard East, and West Avenue would include Class I bike paths and Class II bike lanes with buffers, consistent with Community Plan Policy 3.4-1, which encourages the refinement and implementation of the Bicycle Master Plan.

Sidewalks would be provided on all streets and private drives. These sidewalks would be lined with street trees per the Specific Plan Landscape Palette and landscaping that uses native, drought-tolerant species, consistent with Community Plan Policy 3.1-5. The paseos would facilitate connections to the trails, public sidewalks, future parks, and centers of activity, consistent with Community Plan Policy 3.1-1.

Park space has been integrated into the Project with the Specific Plan framework for parks. The Specific Plan would provide 4.33 acres of pocket parks, 1.18 acres of paseos, and 0.10 acres of trail amenities. Parks would be developed in phases concurrent with the development of the residences and managed by the Homeowner Association. Official trails proposed for implementation as part of the Project include a perimeter trail bordering the western boundary of the Project at PA 9 through PA 14.

Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The Project has been designed to locate development on mesa areas and avoid landslide hazard areas, steep slopes, and canyons in the Specific Plan area. The mobility network in Southwest Village is organized around two key arterials that provide access to the community's center, a north-south access through Caliente Avenue and an east-west access through Beyer Boulevard. These arterials provide facilities for pedestrians,

bicyclists, vehicles, ensuring that alternative modes of transportation are accommodated and that residents and visitors have a range of transportation options. They were designed with respect for the topography and the location of conserved open space within the Specific Plan, providing linkages to the larger Otay Mesa Community.

The Project includes extension of Beyer Boulevard West through two parcels that are subject to conservation easements held by California Department of Fish and Wildlife (CDFW) (APNs 645-061-1000 and 645-061-0200). The Project will require a future amendment of these easements to allow the proposed Beyer Boulevard West to cross these two parcels. This amendment process would comply with Fish and Game Code section 1348.3, which allows for modifications to conservation easements provided a sufficient land exchange is provided. The final requirements of the proposed exchange would include negotiations with CDFW and comply with the Wildlife Conservation Board approval process.

At this time, it is anticipated that an approximate 208-acre area of sensitive vegetation communities would be provided in a replacement conservation easement to offset the proposed 17-acres of impacted conservation easement area. In addition, a 2.13-acre area within the CDFW conserved APN 645-061-0200 Otay Mesa B parcel is being considered for restoration opportunities (SEIR, Figure 3-14). This restoration (including ground disturbance) has been evaluated as part of the Project in case a future restoration effort is needed to satisfy the land exchange requirements.

The Project's VTM conditions require protection of ESL lands not proposed for development through a covenant of easement as depicted in SEIR Figure 3-46. All manufactured slopes within BMZ 2 would be revegetated with native species and would be protected through a covenant of easement. The easement would ensure the permanent protection of the habitat while allowing for ongoing vegetation management for fire protection purposes.

Additionally, the Project's SDP conditions would require approximately 310 acres of land to be conserved through either dedication in fee title to the City or through a covenant of easement in areas south and southeast of the impact location, ensuring adequate habitat availability for species that are anticipated to be directly impacted by the project's construction (SDP Condition No. 132 and 133). Drainage associated with the proposed Beyer Boulevard West and residential development areas south of Beyer Boulevard West would be diverted either to the west through a culvert system in Beyer Boulevard West to a proposed detention basin at the west end of Beyer Boulevard West or to the south/southeast toward Spring Canyon (SDP Condition No. 129). The drainage that would flow west within Beyer Boulevard West would collect at a planned detention basin that would be maintained by the City. Following installation of the drainage pipes, the disturbance areas would be revegetated with native species. The Spring Canyon drainage outfall would require a 20-foot-wide public storm drain easement (SEIR, Section 3.5.6.1).

Figure 3-13 in the SEIR identifies the overall Specific Plan sewer facilities, with the public sewer facilities required to be improved, as highlighted in Phase 1, in yellow. Public sewer facilities would be located within Beyer Boulevard West and East, West Avenue, Street A, and a segment within a 26-foot-wide easement in PA 8 (SEIR, Figure 3-42).

To ensure ongoing County access to the portion of Furby North Preserve that would be located south of Beyer Boulevard West after construction, a 12-foot access road within a 20-foot easement would be granted to the County as part of the Project. Access would be via a gated entrance from Beyer Boulevard West, providing access to a dirt road that connects to the southern portion of the Furby North Preserve, as detailed on the VTM. This same gated access point would also provide access for SDG&E (SEIR, Section 3.7.9).

The Site Design section of the Specific Plan encourages the protection of public view corridors through the use of view easements, as noted in Site Design Section 3.2.1. Guiding Principle No. 7 of the Specific Plan is “Permeate Southwest Village with interconnected opportunities for recreation and interaction through a diversity of active public spaces and amenity enhancements, including a central school, parks, central civic plaza, trails, view corridors, and lookout vistas”. All parks, general open space, and trails would be linked by a system of paseos, sidewalks, and trails that would allow for public view areas.

PA 8 through PA 14 include the construction of privately owned pocket parks. A recreation easement would be established over all publicly accessible recreational amenities, and a public pedestrian and vehicular access easement would be provided over adjacent private drives to ensure continued public accessibility to these amenities (SEIR, Section 3.5.4.1).

Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The Project will be constructed in accordance with the Energy Code and CALGreen standards in effect at the time of building permit issuance. The Project would be required to meet the mandatory energy requirements of CALGreen and the Energy Code (Title 24, Part 6 of the California Code of Regulations) and would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water-heating systems, and lighting.

Private drives and major streets within Phase 1 would be lined with trees. Trees and landscaping are proposed at pocket parks and within all manufactured slopes. The trees and species proposed for PAs 8 through 14 and Beyer Boulevard West slopes are defined in the project landscape plans (SEIR, Section 3.5.5.1).



The Specific Plan incorporates design standards, policies, and strategies that promote extensive tree planting throughout the Specific Plan area. Specific Plan Section 3.6 includes a policy to plant trees along streets, pathways, paseos, and trails, and to incorporate trees into public outdoor spaces, such as plazas and parks, to provide shade, beauty, and a buffer.

Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The City has permitted 29,058, or 27 percent, of the 108,036 homes allocated through the Regional Housing Needs Assessment (RHNA) between 2021 and 2029. Of the new homes permitted between 2021 and 2024, the City has permitted 1,868 Very Low-Income Units, 2,183 Low-Income Units, 747 Moderate-Income Units, and 24,260 Above-Moderate-Income Units. The City would need to permit 78,978 more homes by 2029 to meet its RHNA allocation.

The Community Plan envisions the Southwest Village Specific Plan area as a mixed-use village core with public spaces, a variety of housing types surrounding the core, and interactive trails that connect to Spring Canyon, including up to 5,880 dwelling units (comprising 1,400 single-family and 4,480 multi-family units) and a population of 21,028 people. The Project proposes the construction of 920 multiple dwelling (condominium) units, including 92 affordable units (Phase 1: Planning Area 8 through Planning Area 14), which will help the City meet its housing needs.

The Project would not result in development beyond the density or intensity envisioned in the Community Plan. The project would implement policies of the San Diego Association of Governments (SANDAG) 2021 Regional Plan (SANDAG 2021) and City's 2021-2029 Housing Element (City 2021) related to growth and provision of housing. Overall, the Project would not lead to unplanned development or extend infrastructure to unserved areas, thereby removing barriers to growth.

The Southwest Village Specific Plan has been designed to locate development on mesa-top areas and avoid landslide hazard areas, as well as steep slopes and canyons to the maximum extent feasible within the Specific Plan area. However, the Project's Beyer Boulevard West roadway segment would impact MHPA and 100% conserved lands identified in the VPHCP. Although a modified 4-Lane Urban Collector configuration is proposed for the western section of Beyer Boulevard beginning at the intersection with West Avenue and extending to the San Ysidro community, with the right-of-way width reduced due to environmental constraints, the Project would require an MHPA boundary line adjustment (BLA) and a future VPHCP Major Amendment (MA) requiring approval of United States Fish and Wildlife Service (USFWS) due to encroachment to MHPA and VPHCP 100% conserved lands.

As detailed in Table 5.1-8 of the Southwest Village Specific Plan Subsequent Environmental Impact Report (SCH No. 2004051076) (SEIR), Project MHPA and VPHCP 100% conserved lands deletions of sensitive vegetation communities would total 30.36 acres, while overall MHPA additions of conserved sensitive vegetation communities proposed as part of the MHPA BLA and replacement lands for 100% conserved land deletions would total 44.25 acres, resulting in a net increase of 13.89 acres of conserved sensitive vegetation communities.

Overall, the MHPA additions would result in a net increase of 8.65 acres of Diegan coastal sage scrub and a net increase of 7.46 acres of non-native grassland areas suitable for vernal pool restoration. Wetland vegetation community acreages would increase after the BLA, including the enhancement of disturbed wetlands to create vernal pools and increase the quality of wetland resources within the additional areas.

Per MMRP mitigation measure PR-BIO-15, “To mitigate impacts to 63.32 acres for Phase 1, 39.17 acres for Phase 2, 38.47 acres for Beyer Boulevard, 10.48 acres for Phase 4, 1.79 acres for the Emergency Vehicle Access Road, the Owner/Permittee shall provide a minimum of 153.23 acres of upland mitigation lands to offset impacts to sensitive upland vegetation in accordance with the Biology Guidelines. Prior to issuance of the first grading permit for Phase 1, the Owner/Permittee shall either dedicate all upland mitigation lands in fee title to the City or otherwise protect the mitigation lands through a Covenant of Easement. In total, the project shall dedicate 160.94 acres of sensitive uplands, consisting of 89.94 acres of maritime succulent scrub, 24.82 acres of disturbed maritime succulent scrub, 24.93 acres of Diegan coastal sage scrub, 2.36 acres of disturbed Diegan coastal sage scrub, and 18.89 acres of non-native grassland in fee title or otherwise protect the lands through a Covenant of Easement. This mitigation package includes 7.71 acres of additional mitigation beyond required mitigation ratios. If the Southwind project were to proceed ahead of this project, the mitigation obligation would be reduced by 0.34 acre (0.05 acre of maritime succulent scrub, 0.12 acre of disturbed coastal sage scrub, and 0.17 acre of non-native grassland mitigation).”

Per MMRP mitigation measure PR-BIO-16b: “Prior to the issuance of any construction permits, such as grading permits to compensate for the loss of vernal pool and disturbed wetland resources, the applicant shall implement the Final Vernal Pool and Quino Checkerspot Butterfly Mitigation Plan to provide a minimum of 2.18 acres or 2.1 acres (without Southwind mitigation) of vernal pool creation.”

Therefore, the decision maker has considered the effects of the proposed subdivision on the region’s housing needs, balancing those needs against the requirements for public services and the available fiscal and environmental resources.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

3. Based on these findings adopted by the Council, Vesting Tentative Map No. PMT-2188969 is granted to Tri Point Homes IE-SD, Inc., Applicant/Subdivider, subject to the attached conditions, which are made a part of this Resolution by this reference.

4. Upon satisfaction of the conditions described in this Resolution, as determined by the City Engineer, the Development Services Department shall record a certified copy of this Resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: HEATHER FERBERT, City Attorney

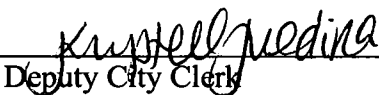
By   
Jeanne L. MacKinnon  
Deputy City Attorney

JLM:at  
May 27, 2026  
Or.Dept: DSD  
Doc. No. 4439476

ATTACHMENT: Conditions for Vesting Tentative Map No. PMT-2188969

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on  
JUL 06 2026.

DIANA J.S. FUENTES  
City Clerk

By   
Deputy City Clerk