

My Name is Antonio Blas an owner of residential vacant lots I like to point out that the Planner (s) for Southwest Village Specific Plan (Tri Pointe Homes); **Has not being truthful to the multiple ownership of the Oilander Tract Subdivision as the tentative map directly affects many of the residential lots affected by the MHPA boundary line adjustment and we have not being notified properly, I have been involved for the last 40 years with anything that may affect our subdivision, in fact for the same reason I have joined the Otay Mesa subcommittee and the Southwest Village Specific Plan subcommittee.**

**FYI:**

**1 - Two very sensitive items: historically documented in the 1990's; (Two vernal pools of already documented size back then), same vernal pools that on recent years were artificially increased on size (man made), we have pictures of the site, that is affecting several owners of lots in the immediate perimeter of today's size of those vernal pools.**

**2 - The open space boundaries designated on the Southwest Village Specific Plan as open space, has been done without taking in consideration that the Oilander tract subdivision, is an already a County recorded and accepted subdivision; with public roads that should not be not subjected to this changes of open space.**

**NOTE: In the early stages of Pardee Homes planning, we assisted to about 20 meetings, where property owners, Pardee Homes representatives and City officials were present; every time, we the property owners questioned the open space and San Diego City representative always said we will get back to you.**

**3 - That to our understanding; is a requirement for raw land to be developed for the benefit of a developer; (Tri Pointe Homes).**

**Lately many of us (Oilander Tract subdivision Property owners) have not being sent Public Notices of anything that should be require for the developer to notify; directly adjacent and affected property.**

**I Antonio Blas would like to request a continuance of said public hearing until ALL Property owners are notified, we as property owners have a right to oppose anything that would devalue our properties. and designating many of our lots as open space is a valid reason.**

**As far as I understand many of those lots affected will be reduced to a future use of the property; only to 25% of the total area of each lot affected.**

**Respectfully**

**Antonio Blas AKA Tony Blas**

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Hi Suzanne,

Our team wanted to provide some clarification in follow up to the email you received from Antonio Blas on the Otay Mesa Community Plan Amendment (PRJ-14791). As you know, the planning process for the Southwest Village Specific Plan included a comprehensive effort offering multiple opportunities for public input and participation as well as coordination with City of San Diego staff and other stakeholders. Mr. Blas's claim that property owners have not been informed is not accurate.

Tri Pointe Homes has maintained ongoing communications with Mr. Blas and several of the Oleander property owners throughout the planning process.

The Southwest Village Subcommittee was formed in 2018 by the OMCPG and consisted of five community members, including Mr. Blas. Subcommittee meetings were held regularly and provided opportunities for key stakeholders, property owners, interested members of the public and community organizations to learn more about plans for Southwest Village, share insights and provide feedback. Between May 2018 and December 2019, 15 Subcommittee meetings were held to address the following topics: land use, housing and density, design and placemaking, commercial and the Village Core, parks and public spaces, schools, connectivity and mobility, utilities and resources and implementation. On January 15, 2020, the Southwest Village Subcommittee, Mr. Blas included, provided a unanimous recommendation of approval of the current draft Southwest Village Specific Plan. Thereafter, and following a lengthy environmental review process, the Otay Mesa Community Planning Group also voted unanimously to recommend the proposed Southwest Village Specific Plan and Tri Pointe Homes' 920-unit VTM on June 18, 2025.

Throughout the process, Mr. Blas and other property owners have been notified by way of more than 14 meetings and over 30 projects eblasts and mailers, not including required public noticing. Additionally, our team met with Mr. Blas and several property owners at his request on July 13, 2024 as well as in advance of that meeting on July 9, 2024.

It's been a lengthy process, one that has included comprehensive outreach, and we hope we can proceed with the HRB public hearing as planned.

Please let us know if you have any questions.

Thank you,  
Allen



**Allen Kashani**

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