

Development Services Department

**Southwest Village Specific Plan
Site Development Permit
PRJ-0614791**

Item 1

Historical Resource Board

February 26, 2026

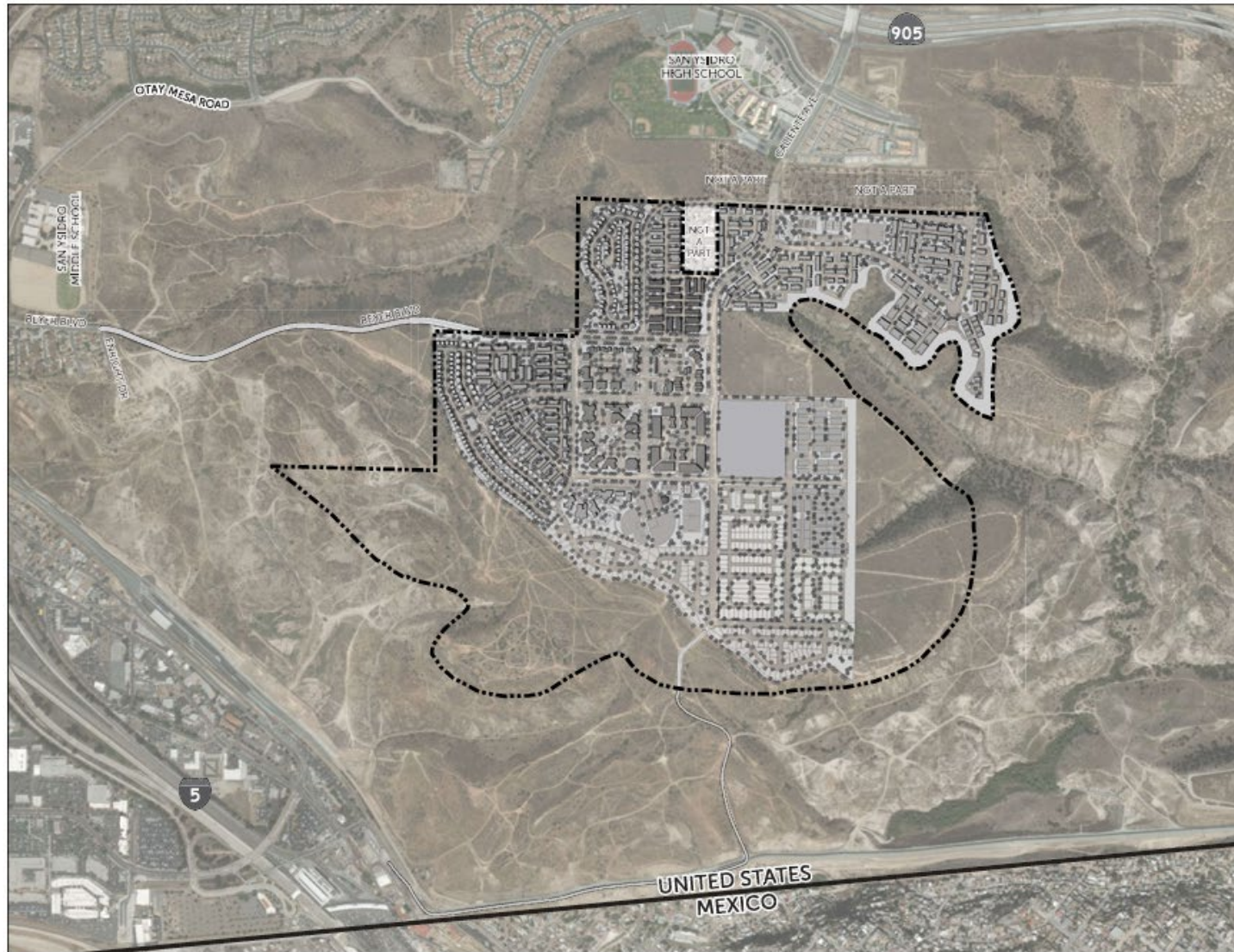
Today's Action:

Review and consider, for the purpose of making a recommendation to the City Council, the historical resources section, recommendations, findings, and mitigation measures of the Subsequent Environmental Impact Report for the Southwest Village Specific Plan and findings associated with the Site Development Permit (SDP) as presented and consider the inclusion of additional permit conditions related to a designated historical resource if supported.

Staff**Recommendation:**

Recommend 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) as presented.

Aerial Photo



NOT TO SCALE

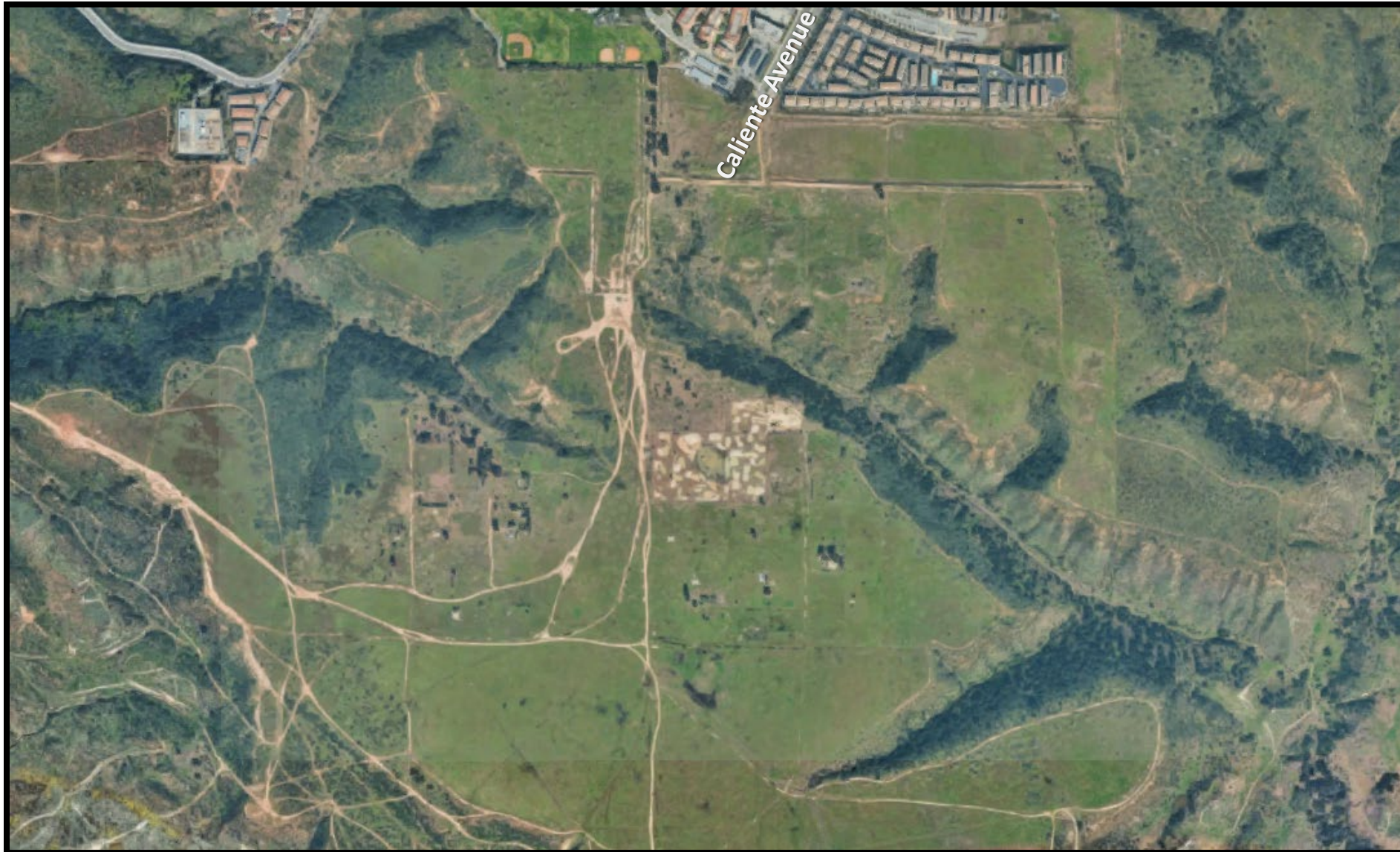
Project Scope

Parcel Size:	490 acres
Specific Plan:	Comprehensive policy and regulatory framework that guides future development in the Southwest Village
Rezone:	AR-1-1 to RM-1-3, RM-2-5, RM-3-7, RMX-1, OC-1-1, OR-1-2, and OP-1-1
Residential:	5,130 homes
Commercial:	175,000 square feet commercial
Parks:	35 acres and 185 acres of open space

Background

- CA-SDI-22,936 was designated on September 26, 2024 as HRB Site #1537 with a vote of 8-0-0
- Significant under HRB Criterion A as a special element of the City's and Otay Mesa's archaeological and cultural development
- Designation includes all surface and subsurface artifacts and cultural resources
- Also significant under California Register Criterion 4

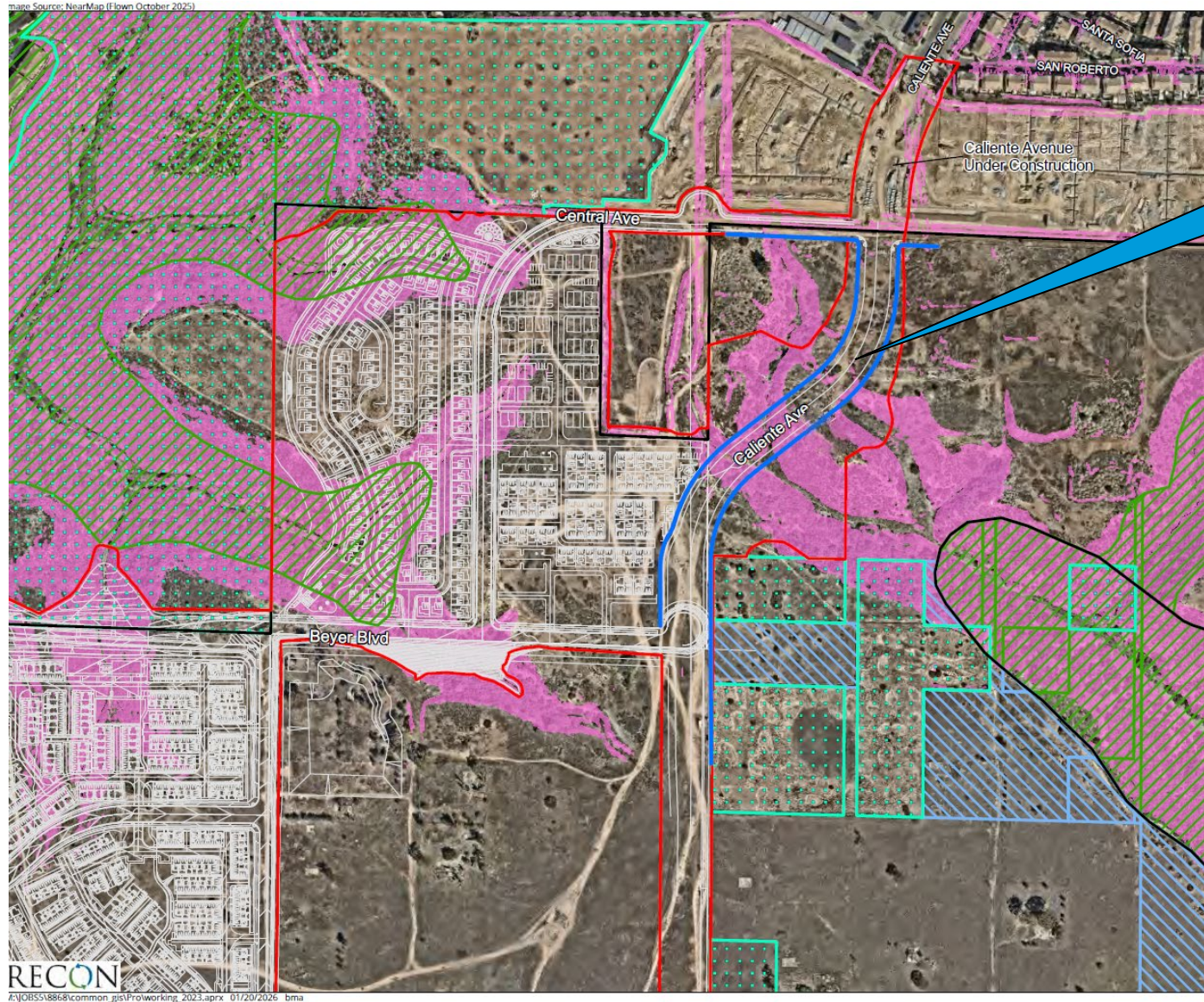
Resource Location



North
↑

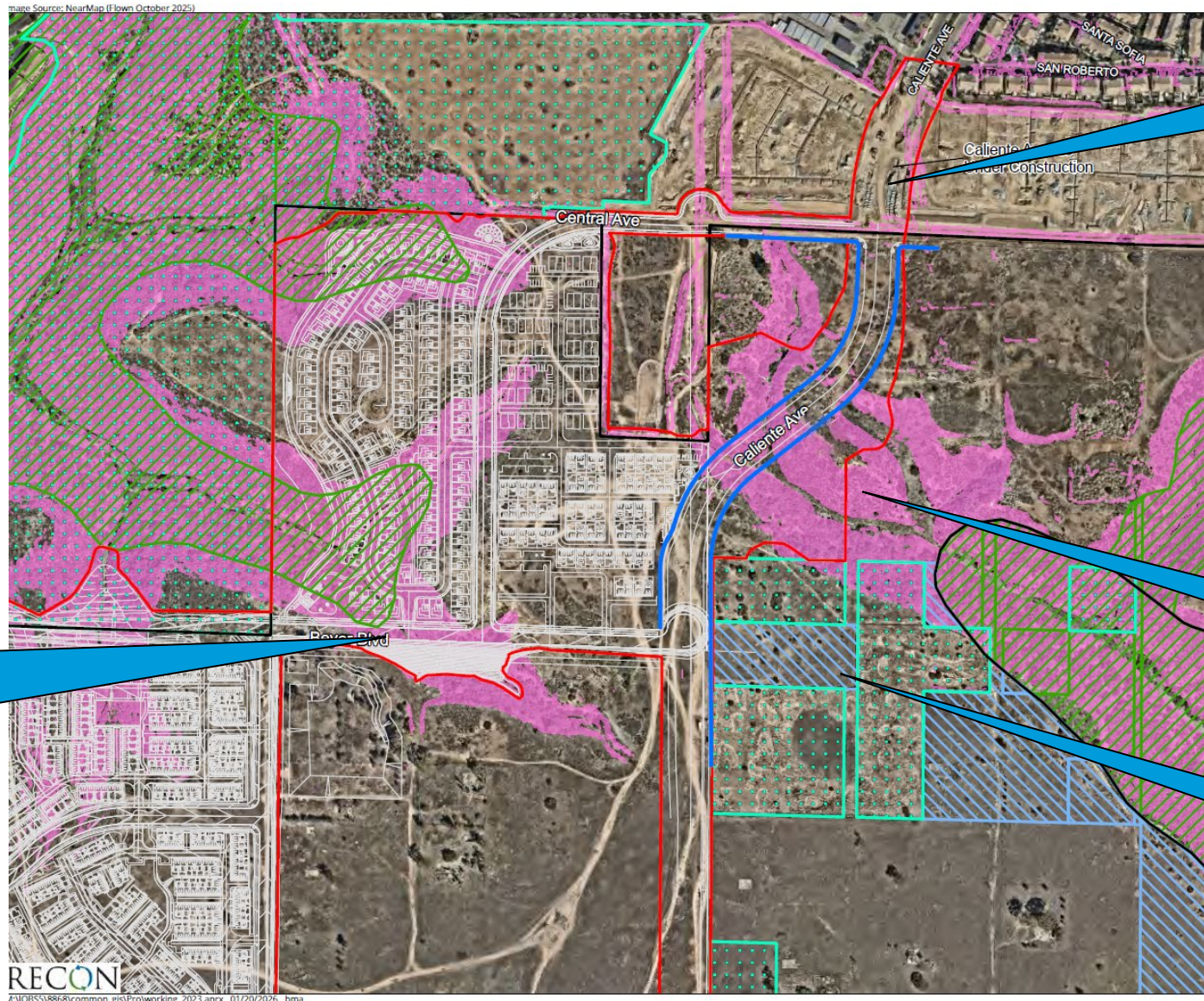
Proposed Project

Proposed Caliente Avenue Extension



- Caliente Avenue Alignment
- Project-level Analysis Area
- Specific Plan Boundary
- Site Plan
- Baseline MHPA
- VPHCP/MHPA
- 100 Percent Conservation
- Steep Slopes

Development Challenges



Existing Caliente Avenue Alignment

Proposed Beyer Blvd. Extension

Steep Hillsides & Canyons

VPHCP/MHPA

Findings for Demolition of Important Archaeological Sites and Traditional Cultural Properties

1. There are no feasible measures, including a less environmentally damaging location or alternative, that can further minimize the potential adverse effects on historical resources.
2. The deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource have been provided by the applicant.
3. There are special circumstances or conditions apart from the existence of historical resources, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.

Alternatives Analysis

- | | |
|----------------------|---|
| Base Project | Extension of Caliente Avenue as a 4-lane (122 feet wide) Urban Collector Street with bike path and bike lane |
| Alternative 1 | Extension of Caliente Avenue as a 2-lane (62 feet wide) Urban Collector Street with bike lane |
| Alternative 2 | Shift extension of Caliente Avenue to the northwest as a 4-lane (122 feet wide) Urban Collector Street with bike path and bike lane |
| Alternative 3 | Shift extension of Caliente Avenue to the northeast as a 4-lane (122 feet wide) Urban Collector Street with bike path and bike lane |
| Alternative 4 | Shift extension of Caliente Avenue to the west to intersect with Central Avenue as a 4-lane (122 feet wide) Urban Collector Street with bike path and bike lane |
| Alternative 5 | Extension of Caliente Avenue consistent with the Base Project with preservation of the archaeological site below |

Alternatives Analysis

Alternative 1

- Reduce Caliente to a 2-lane road
- Grading would still impact archaeological site
- Ability to accommodate only 6,500 average daily trips (ADTs)

Unable to accommodate the necessary 29,000 ADTs for project feasibility

Alternatives Analysis

Alternative 2

- Shift alignment of Caliente to the north
- Engineering limitations due to tight curve radii
- Extension into property not owned by developer

Engineering and ownership challenges

Alternatives Analysis

Alternative 3

- Shift alignment of Caliente to the north and east
- Challenges due to geological constraints
- Environmental challenges due to protected land

Additional coordination and permits would be required

Alternatives Analysis

Alternative 4

- Shift alignment of Caliente to the west until it intersects with Central Avenue
- Central Avenue could not accommodate anticipated traffic volumes
- Extension into property not owned by developer

Inability for Central Avenue to handle the needed ADTs and ownership challenges

Alternatives Analysis

Alternative 5

- Preserve the archaeological site in place under proposed Base Project
- Add fill above archaeological site to meet the grade required for Caliente Avenue
- Topsoil above archaeological site would need to be left intact prior to the placement of structural fill soil

Inability to guarantee stable construction of Caliente Avenue

Likely trenching through or adjacent to resource to install and maintain public utilities

Mitigation Measures

- **PR-Hist-1: Data Recovery Program**
 - Systematic excavation
 - Documentation and curation of artifacts
 - Final Report
- **PR-Hist-2: Construction Monitoring**
 - Conducted by archaeological or Native American monitors
 - Outline for managing discoveries
 - Final Monitoring Report



Tools recovered from CA-SDI-22,936, RECON Environmental

Staff Recommendation

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