



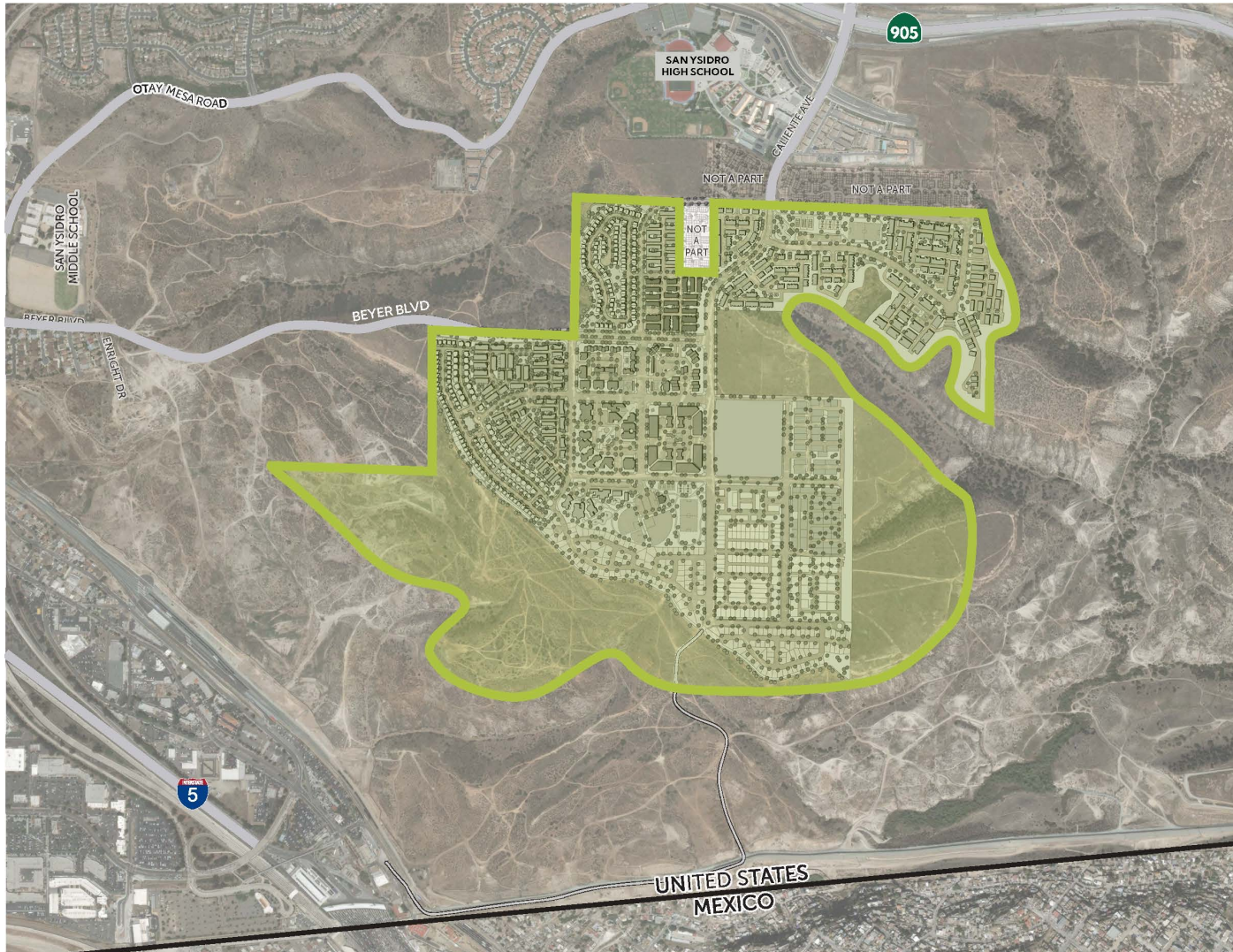


Tri Pointe Homes *(formerly Pardee Homes)*

- More than 75 years of development history in San Diego
- Award-winning community homebuilder
 - Pacific Highlands Ranch (CD 1)
 - Carmel Valley (CD 1)
 - Sabre Springs (CD 5)
 - Mira Mesa (CD 6)
 - Ocean View Hills (CD 8)
- Trusted partner for builder-advanced affordable housing, schools, parks, fire/police stations, and more
- Implementing vision of Otay Mesa and surrounding area since 1998
- Invested millions in the Southwest Village Specific Plan effort to date



▶ Southwest Village Specific Plan



- Approximately 490-acre site
- South of State Route 905 and east of Interstate 805
- North of the United States/Mexico international border
- City of San Diego Otay Mesa Community Plan Area, Southwest Village
- City of San Diego's largest remaining undeveloped planning area

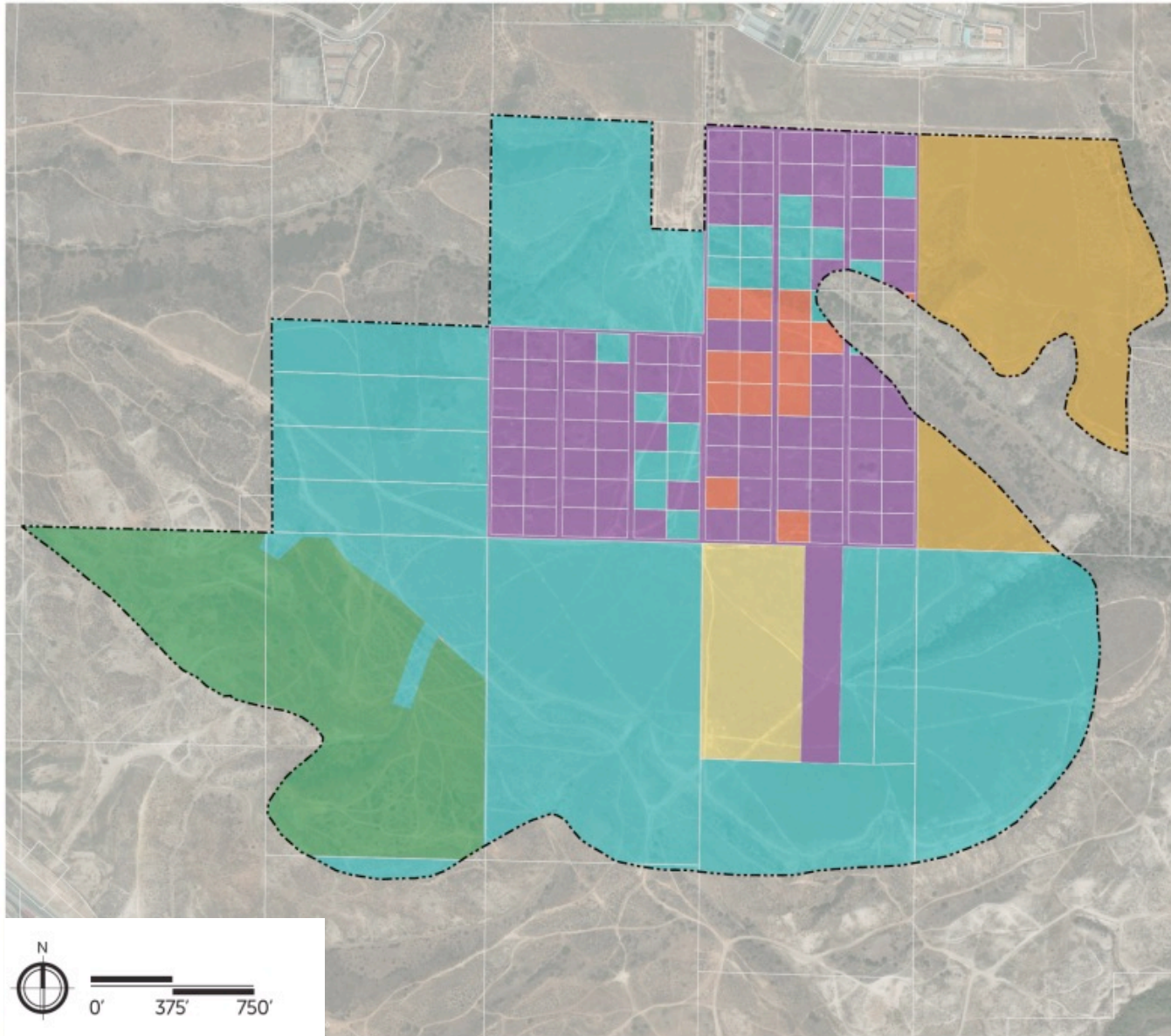


Specific Plan Details

- 5,130 homes
- 175,000 square feet of commercial uses
- “Village Core” planned around future transit stop and mobility hub
- Approximately 35 acres of interconnected publicly-owned and privately-owned community parks, neighborhood parks, pocket parks, and mini-parks
- Approximately 6.2 acres for a future school
- 185 acres of surrounding natural open space
- Connection of Caliente Avenue from Southwest Village to SR-905
- Connection of Beyer Boulevard from Southwest Village to San Ysidro



Ownership Summary



- Approximately 73 owners
- Multiple jurisdictions (City, County, State, Federal, and private owners)
- Approximately 70 owners have parcels under one acre



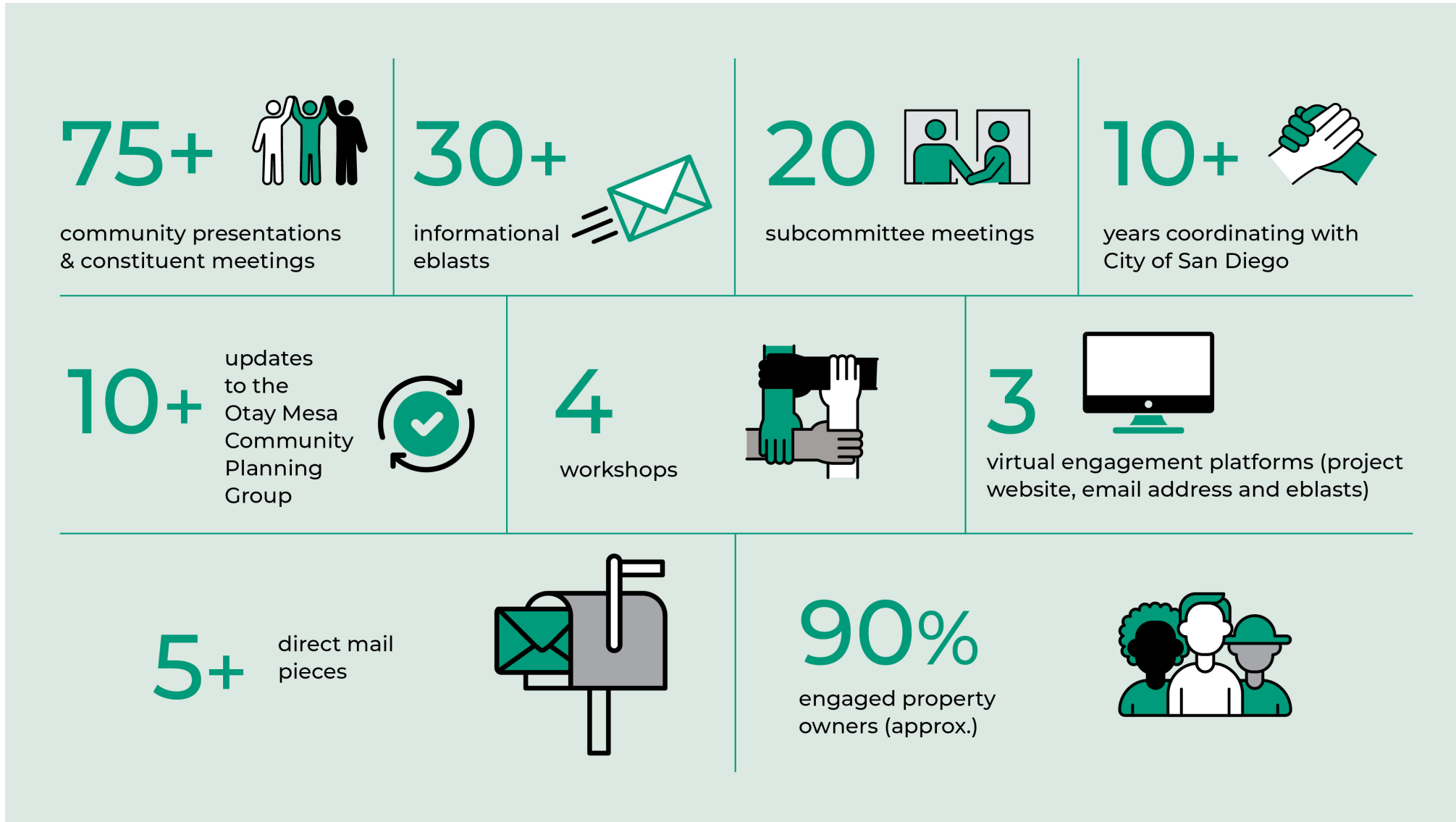
SWV Planning Effort

- TPH formally initiated the specific planning effort in 2016
- City of San Diego Staff Coordination – 10+ years
- Wildlife and County Coordination – 20+ meetings & concurrence
- City of San Diego Planning Commission Workshop
- Southwest Village Subcommittee formed by OMCPG) – 20+ meetings & unanimous recommendation of approval
- Otay Mesa Community Planning Group – standing item 2+ years, 10+ updates & unanimous recommendation of approval (no speakers in opposition)
- Otay Mesa Enhanced Infrastructure Financing District Board approval (*initial funding for Beyer Blvd.*)
- Individual Landowner/Constituent Meetings – 20+ meetings and calls
- Ongoing agency meetings (City of San Diego, County of San Diego, San Ysidro School District, Caltrans, SANDAG, MTS, etc.)
- Project website (southwestvillageplan.com) and email (info@southwestvillageplan.com)
- Multiple direct mail pieces and e-communications
- Direct responses to public inquiries throughout the duration of the effort





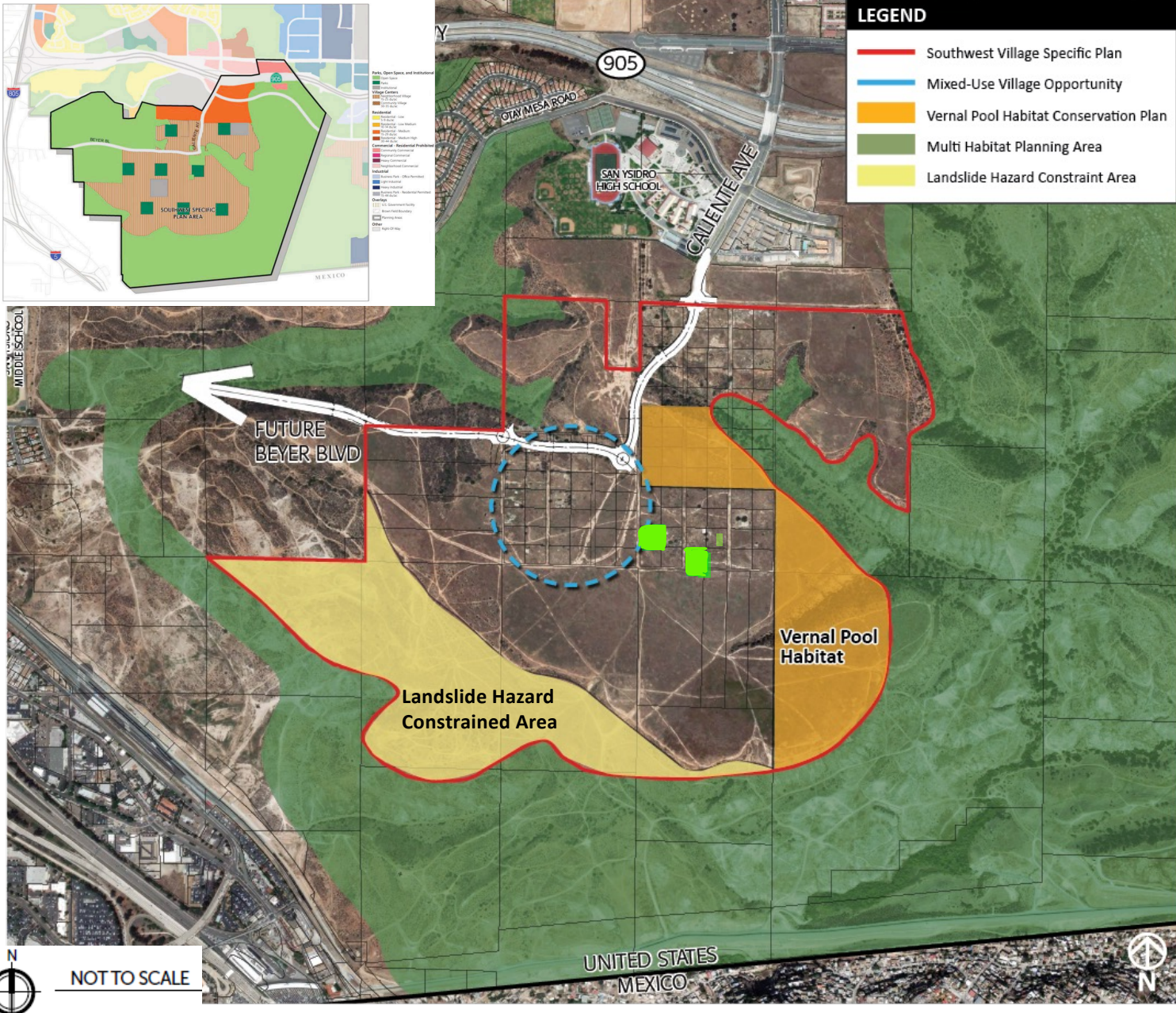
Outreach Overview



Numbers are approx. based on tracking and other communications.



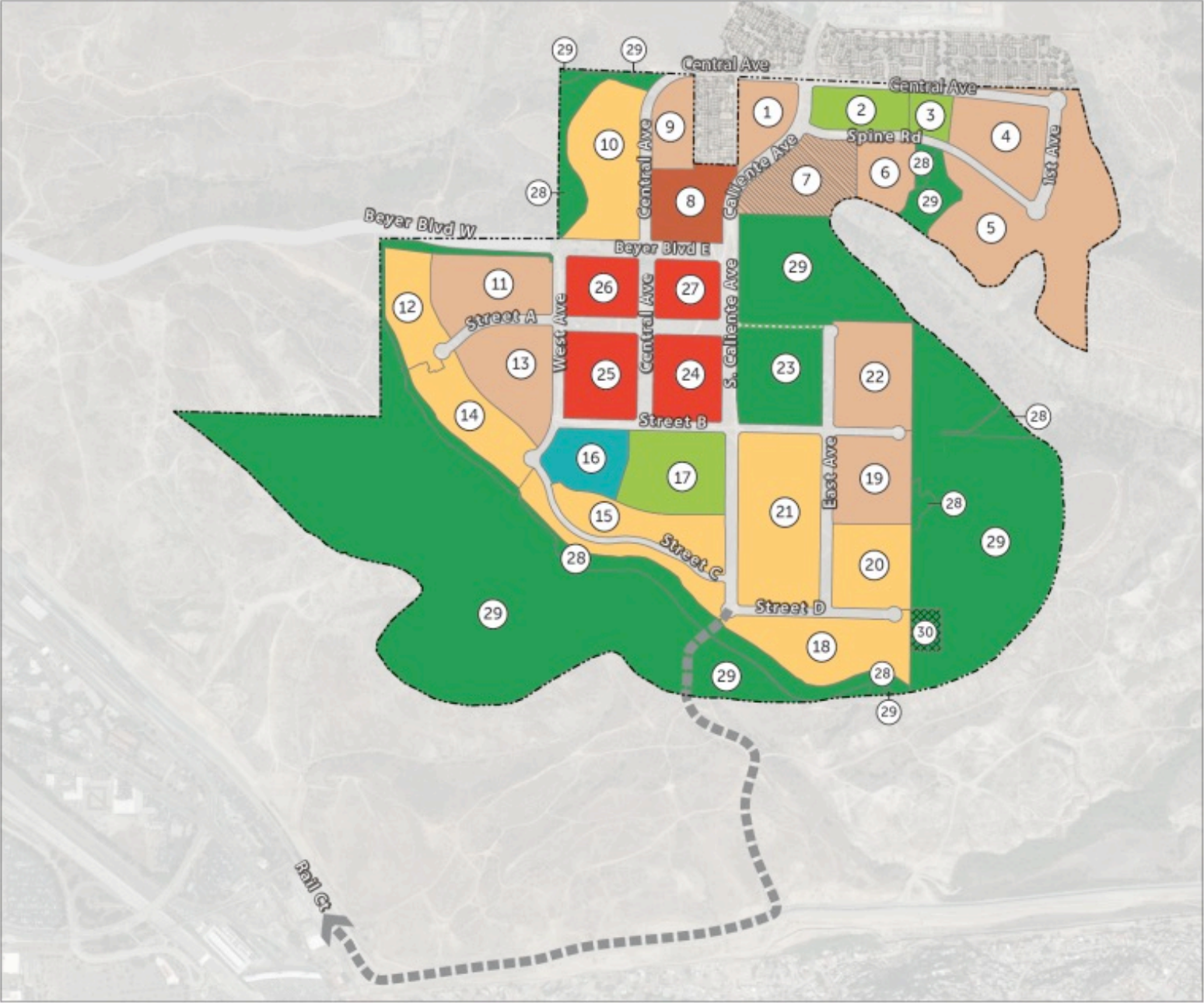
Constraints



- Olay Mesa Community Plan envisioned substantially greater development area than now proposed
- Adoption of the VPHCP in addition to landslide constraints reduced development area:
 - Development area reduced by approximately 200 acres. 5,880 homes reduced to up to 5,130 homes
- Additionally, bright green parcels became MHPA (due to grant-funded City acquisitions).



Land Use



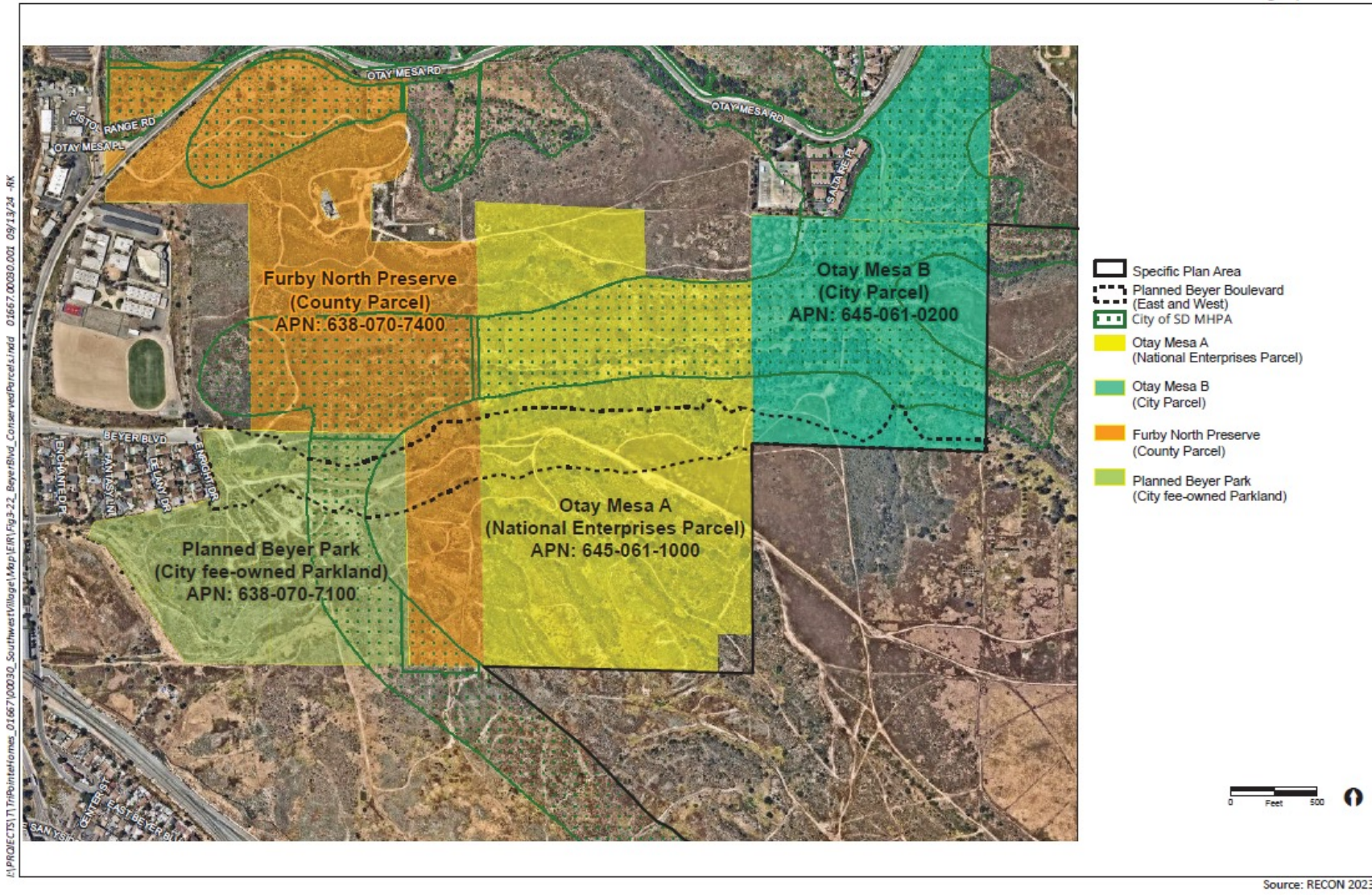
LEGEND

- Specific Plan Boundary
- ⊛ Planning Area
- Red: Residential Mixed-Use
30-62 du/ac
- Brown: Medium-High
20-44 du/ac
- Light Brown: Medium
15-29 du/ac
- Yellow: Medium-Low
8-22 du/ac
- Blue: School
- Light Green: Parks
- Dark Green: Open Space
- Diagonal Lines: School Overlay
- Grid Pattern: Pump Station Overlay
- Dark Grey: Secondary Emergency Vehicle Access

N
 NOT TO SCALE



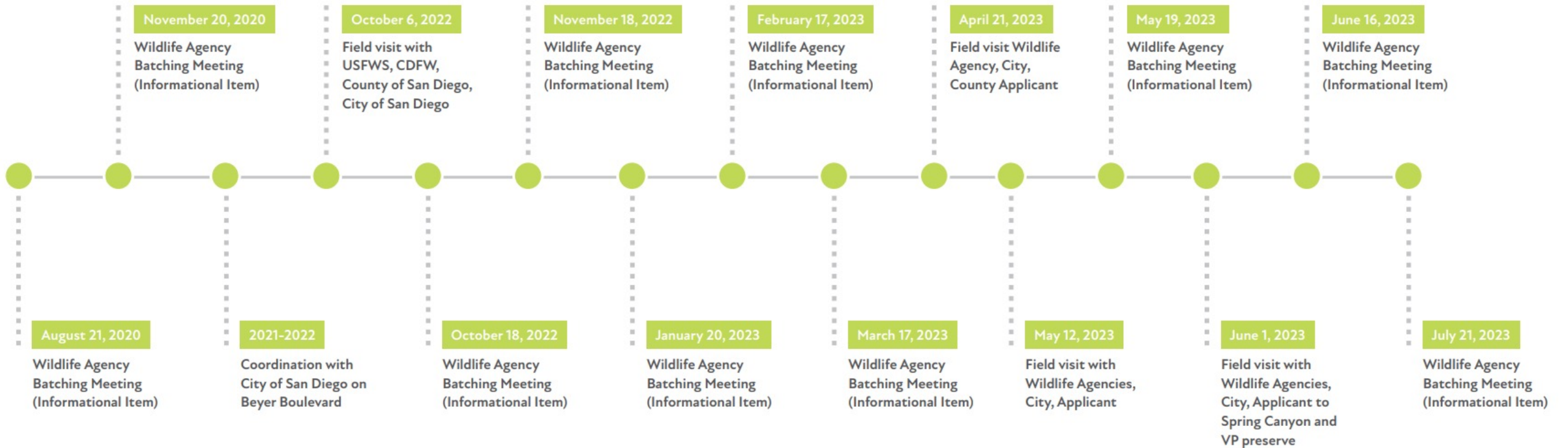
Conserved Parcels/Beyer Boulevard



- Beyer Boulevard: circulation road in Otay Mesa Community Plan since 1981.
- Otay Mesa A & B mitigation banks (yellow & green) are 100% conserved lands, with mitigation bank credits depleted.
- Furby parcel (orange) is a County owned



Wildlife Agency and County Coordination





Beyer Boulevard through 100% Conserved Lands

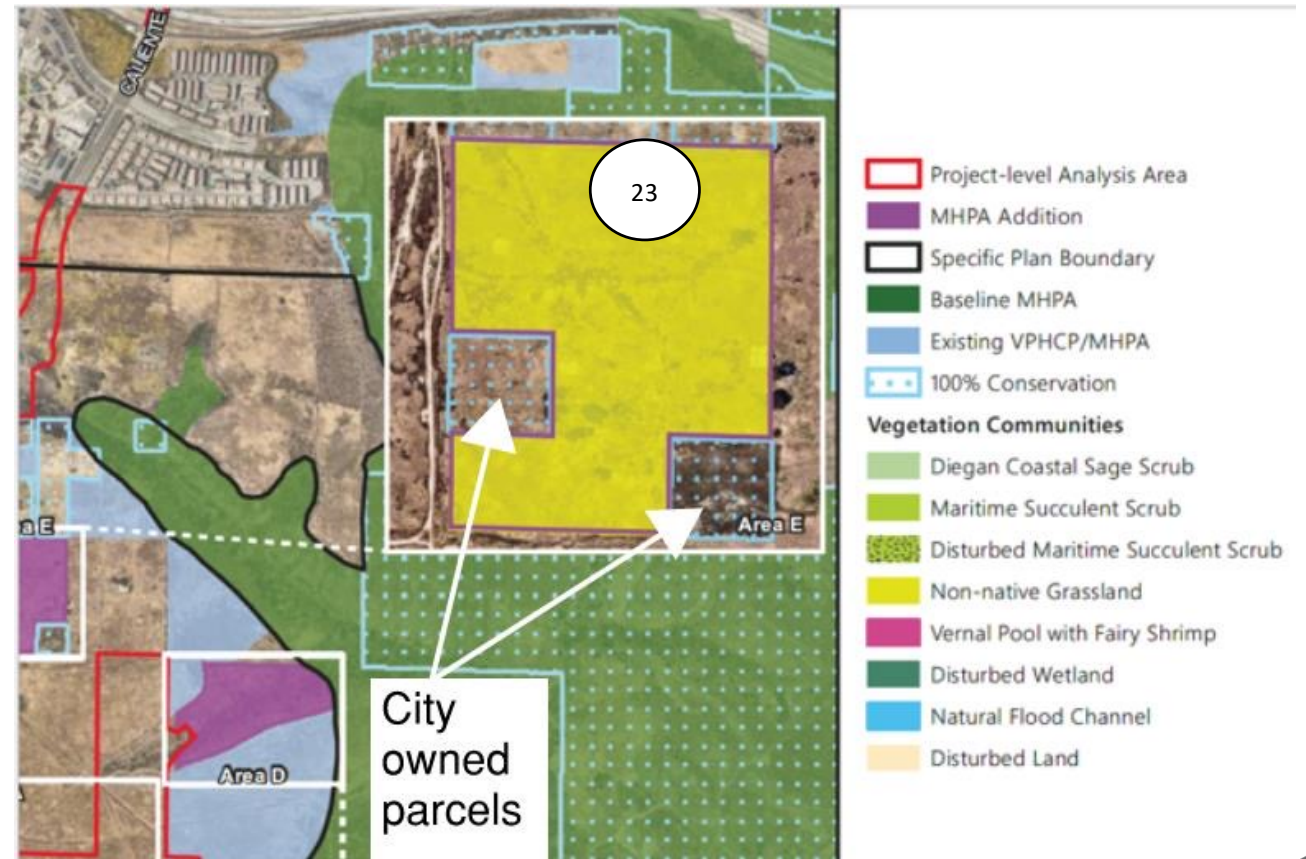
- Beyer Boulevard West modified reduced from 4-Lane Urban Collector to 2 lanes where the road crosses 100% conserved lands.
- 9.8-acres of PA 23 revised from passive open space to 75% conserved open space.
 - 2 City-owned parcels proposed for Conserved Open Space; remaining 10 parcels proposed for OR-1-2 residential development up to 25% of the lots.
- Approximately 100 acres TPH lands to be conserved.
- Addition of EVA at 200 units to allow for up to 700 units prior to construction of Beyer Boulevard





Planning Area 23/Oilander Subdivision

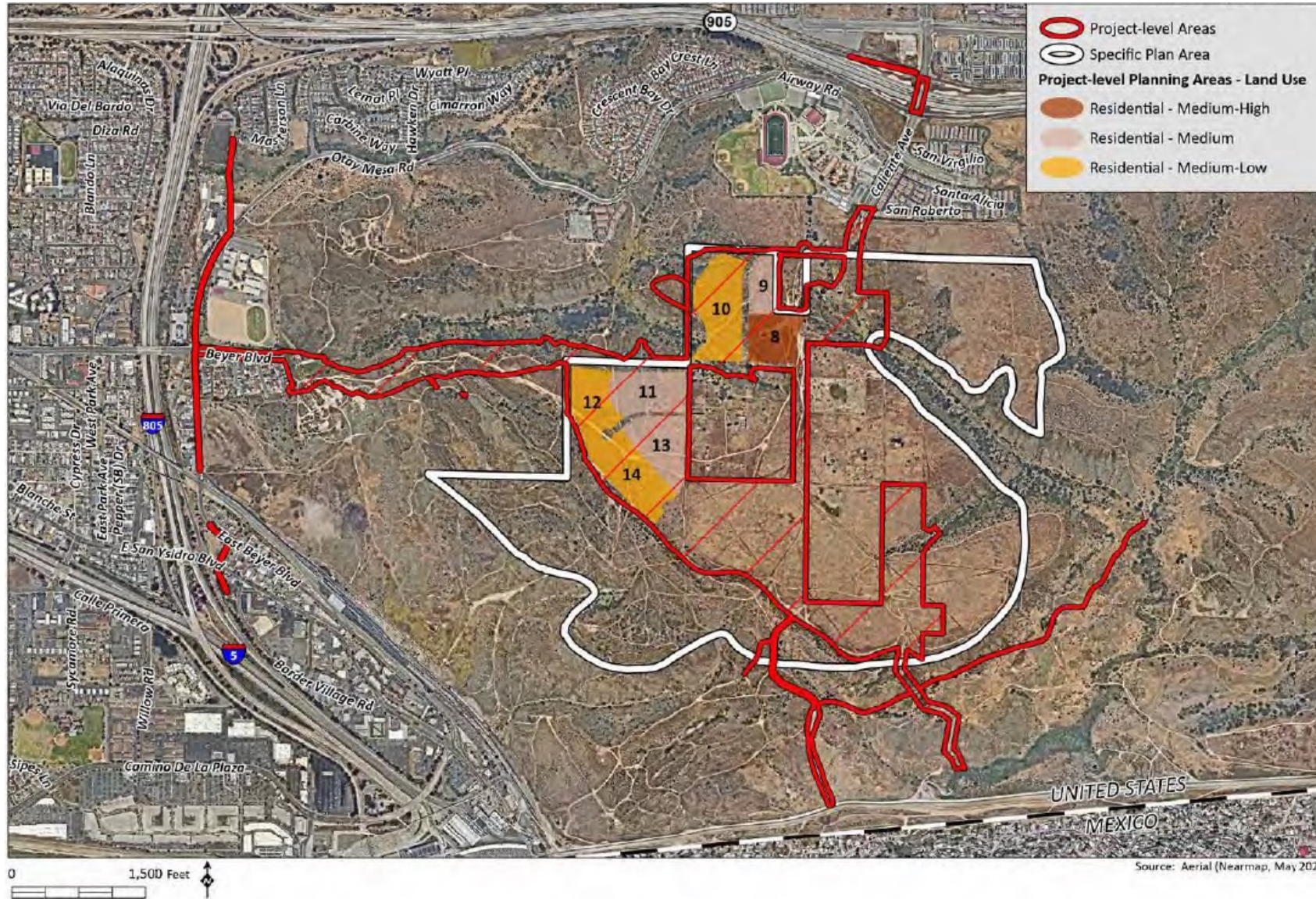
- 1910 - Oilander map recorded approximately one-acre lots in County.
- 1984 - City incorporates the property.
- 2011 & 2017 – City acquires two Oilander parcels for with vernal pool resources for 100% conservation.
- Current zoning – AR-1-1 which allows residential development at densities that preserve land for open space.
- Currently there are no utilities and infrastructure to the area.
- Proposed OR-1-2 zone would accommodate residential development up to 25% in least sensitive area of the lot while protecting land use compatibility with adjacent conserved habitat.





Phase 1 Project

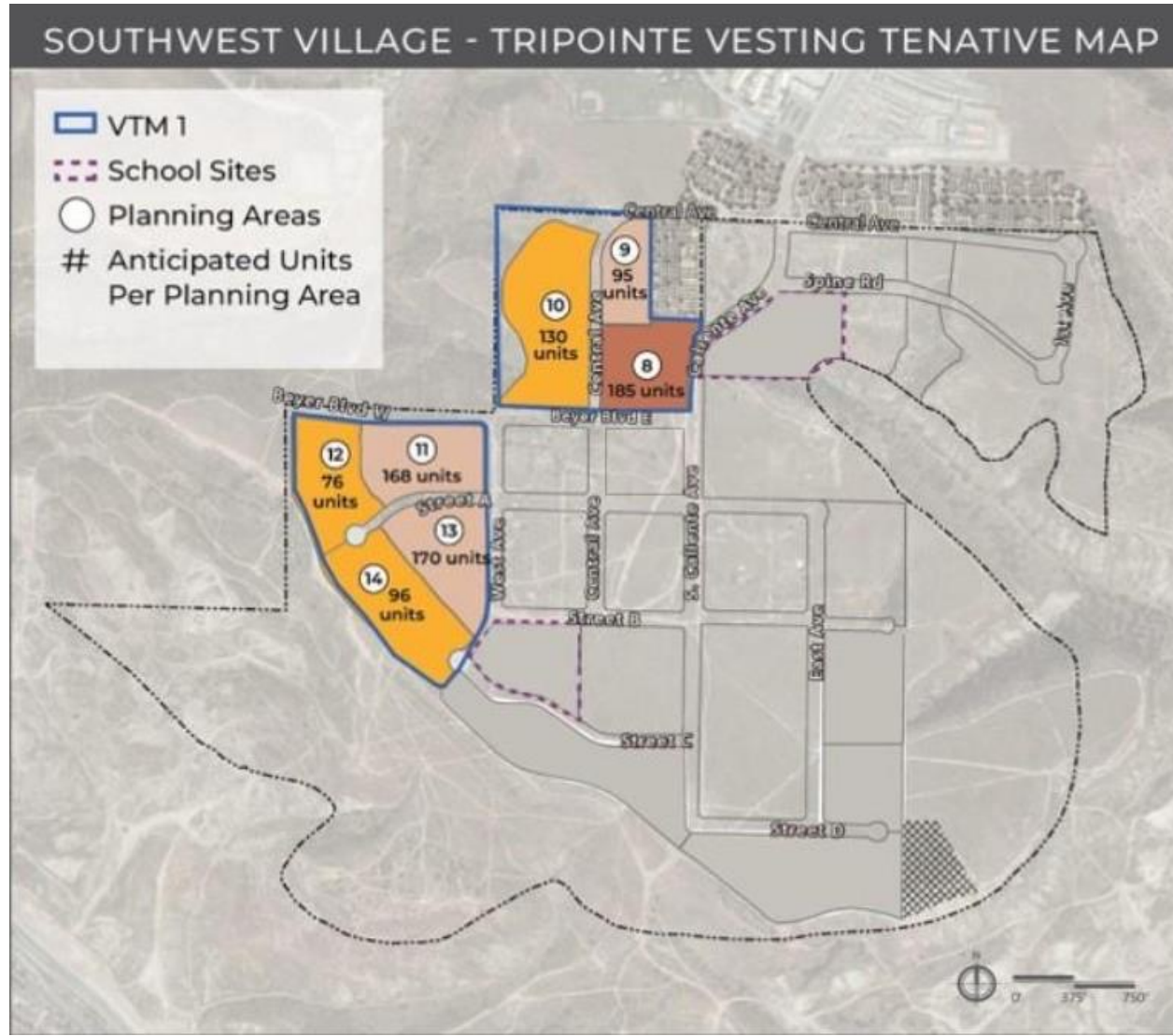
Project Planning Areas



Southwest Village Specific Plan includes:

- VTM for 7 Planning Areas (8-14) on 60 acres that TPH owns within Specific Plan
- Emergency vehicle access route required at 200+ units.
- Beyer Extension to be extended to west prior to 700th unit in phase 1
- Project includes borrow site grading in planning areas 15-20.

Project Development Summary



- VTM No 2188969 is proposing up to 920 units, (including up to 92 Affordable):
 - 420 homes in north
 - 500 homes in south
 - Mix of detached homes, paired homes and townhomes.



Phase 1 (TPH) – Specific Plan Major Infrastructure

- Beyer Boulevard to be extended to west prior to 700th unit in phase 1 is an over \$50M+ one-mile road including a wildlife bridge, wildlife under-crossings, storm drain treatment facilities and sewer/water infrastructure:
 - Ultimate gravity sewer for all Southwest Village properties (via 15”-18” gravity mains)
 - *Beyer Blvd requires over 100 acres of mitigation on TPH land*
 - Additionally provides redundant 16” water supply to Southwest Village
 - CDFW conservation easement vacation/vernal pool major amendment/new ROW dedication required
 - Design & construction programmed within the Otay Mesa Enhanced Infrastructure Funding District (EIFD). TPH expects to pursue engineering and further funding after certification of the SEIR
- \$6.5M in funding for long-term maintenance of over 300 acres of open space dedication *on TPH land*
- Over \$30M in community improvements:
 - \$15M in other backbone roads/utilities
 - \$5M in offsite water improvements (new 16” transmission main & pump station upgrades)
 - \$4.7M in offsite sewer improvements (15”-30” Otay Mesa Trunk Sewer upgrades)
 - \$4.1M Offsite traffic improvements (Caltrans/City ROW)
 - 4 miles of trails & 12-acres of trail buffer restoration
- Contributes approximately \$50M in fees



TPH Land for Specific Plan Implementation

- Of approximately 500 acres owned, 340-acres is proposed for open space dedication including a 33-acre vernal pool preserve
 - Approximately 100 of acres offsets obligations for Beyer Boulevard
- 2.5-miles of public backbone streets
- Additionally, 2.5 miles of sewer main & 4 miles of public water main
- 6.2-acres for a primary school site/10.5 acre public park
- 7-acres for an optional second school



Homes

- Up to 920 attached and detached units (including up to 92 affordable)
- 778 Multi-family
- 142 detached homes
- Multi-family condominiums
- One- and two-car garages
- Zoning: Existing AR-1-1 (agricultural-residential), proposed residential-multiple (RM-1-3, RM-2-5, RM-3-7)

Condominium



PROJECT GROSS SITE AREA

VTM ACREAGE	86.1 AC
OFFSITE ACREAGE	32.1 AC
REMAINDER PARCEL	1.5 AC
OFFSITE BORROW	63.2 AC
	<hr/>
	182.9 AC

* GRADING AND IMPROVEMENTS OUTSIDE OF THE VTM BOUNDARY, BEYER BLVD, A PORTION OF CENTRAL AVENUE, AND A PORTION OF WEST AVENUE. AREAS DO NOT INCLUDE ANY GEOTECHNICAL REMEDIAL GRADING



Community Benefits

- Resolves Beyer Boulevard through 100% conserved lands
- Up to 5,130 much-needed homes
- Provides affordable housing
- Parks, trails and open space
- School sites and village centers
- Contributes fees towards regional facilities
- Fosters Economic growth
- Satisfies the OMCP requirement for a Specific Plan to comprehensively plan development
- Provides infrastructure necessary for commercial and residential development
- Provides zoning to accommodate residential development of current non-conforming lots in PA 23 while protecting land use compatibility with adjacent conserved habitat



Example photo of a mural that incorporates cultural elements.



Public spaces activated by pedestrian-scaled lighting and furniture.



Example of unified architectural design concept.





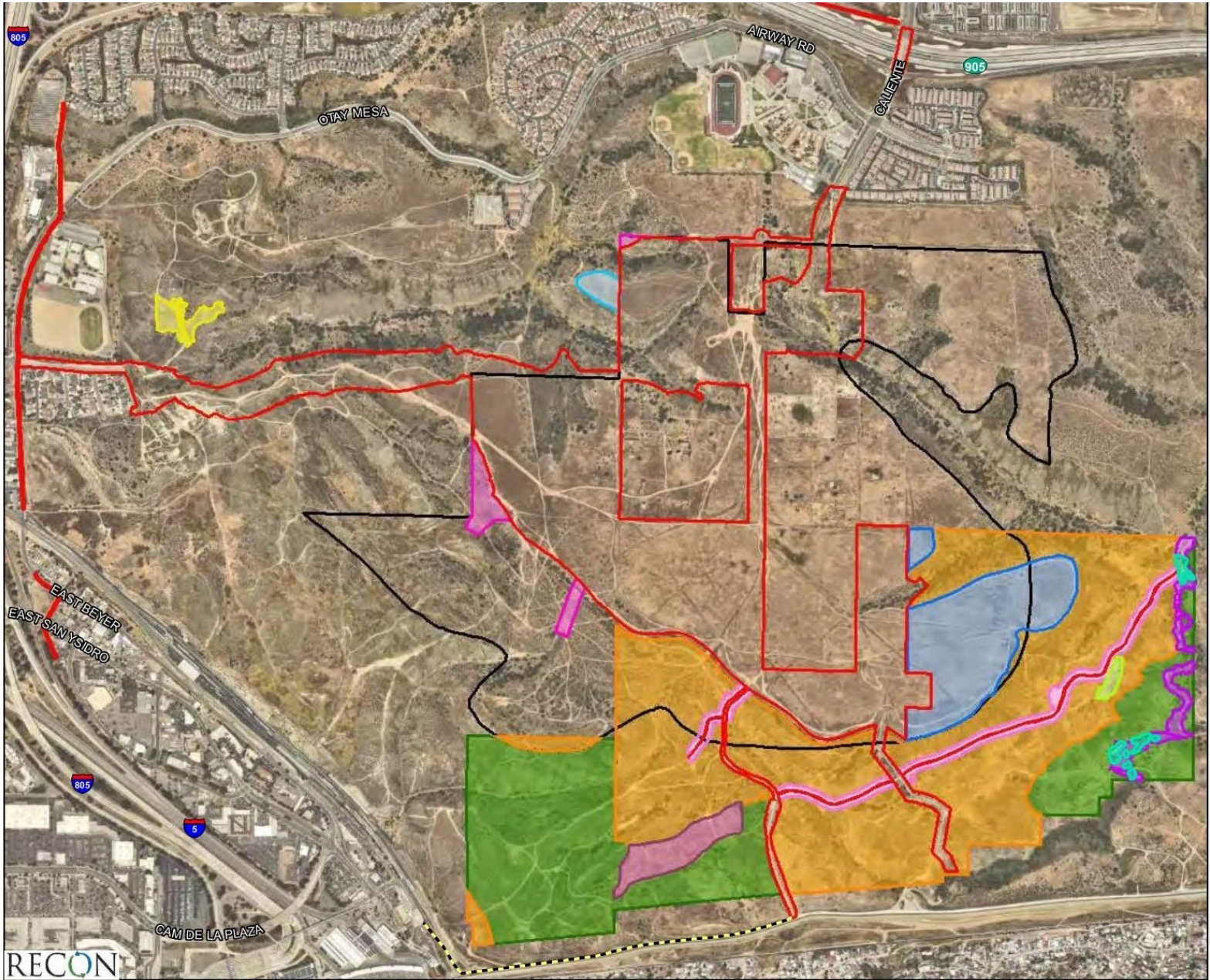
Thank you.





ADDITIONAL SLIDES

TPH Mitigation and Project Design Features



- Project-Level Impacts
 - Specific Plan Boundary
 - Emergency Vehicle Access Road - No Improvements Required (Existing Road)
- Project Design Features**
- Additional Potential Habitat Preservation (95.29)
 - Potential Vernal Pool Restoration Area (2.13 ac)
 - Wetland Plan Project Design Features (4.66 ac)
 - Trail Restoration (12.18 acres)
 - County of San Diego Furby North Exchange Lands (7.98 acres)
 - Covenant of Easement - Protection of ESL within VTM (5.23 acres)
- Mitigation**
- Uplands Mitigation (169.64/169.94 acres)
 - Coastal Cactus Wren Mitigation Site (2.54 acre)
 - Otay Tarplant / Native Grassland Mitigation Site (0.96 acre)
 - Wetland Mitigation Areas (1.45 acres)
 - Vernal Pool and Quino Checkerspot Butterfly Restoration Areas (33.71 acres)

