Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2004101058

Project Title: Otay Ranch Village 13

Lead Agency: County of San Diego | Contact Person: Bianca Lorenzana
Mailing Address: 5510 Overland Ave, Suite 210 | Phone: (619) 510-2146
City: San Diego | Zip: 92123 | County: San Diego

Project Location: County: County of San Diego | City/Nearest Community: Chula Vista, San Diego
Cross Streets: Otay Lakes Rd and Lower Otay Reservoir North Entrance (12185 Otay Lakes Rd) | Zip Code: 91915
Lat. / Long.: 32° 38′ 6.67″ N/ -116° 55′ 11.75″ W | Total Acres: 1,869 acres
Assessor's Parcel No.: 598-130-04, 05, 06; 598-140-04, 05, 06; 647-030-05, 647-020-14 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: SR-125 and SR-94 | Waterways: Otay Lakes Reservoir
Airports: N/A | Railways: N/A | Schools: Chula Vista Elementary, Sweetwater High School

Document Type:

CEQA: ☒ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other
☐ Mit Neg Dec ☐ Other | ☐ FONSI

Local Action Type:

☐ General Plan Update ☒ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other

Development Type:

☒ Residential: Units 2,750 Acres 424
☐ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. 27,000 Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☒ Educational 10-acre elementary school site
☒ Recreational 27 acres of public and private parks

☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: approx. 1,445 acres dedicated to open space preserve

Project Issues Discussed in Document:

☒ Aesthetic/Visual	☒ Fiscal	☒ Recreation/Parks	☒ Vegetation
☒ Agricultural Land	☒ Flood Plain/Flooding	☒ Schools/Universities	☒ Water Quality
☒ Air Quality	☒ Forest Land/Fire Hazard	☐ Septic Systems	☒ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☒ Wetland/Riparian
☒ Biological Resources	☒ Minerals	☒ Soil Erosion/Compaction/Grading	☒ Wildlife
☐ Coastal Zone	☒ Noise	☒ Solid Waste	☒ Growth Inducing
☒ Drainage/Absorption	☒ Population/Housing Balance	☒ Toxic/Hazardous	☒ Land Use
☒ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☒ Cumulative Effects

☐ Other

Present Land Use/Zoning/General Plan Designation: Vacant land/Specific Plan (S88)/Otay Ranch GDP/SRP designations

Project Description: *(please use a separate page if necessary)*

On November 18, 2020, the County of San Diego Board of Supervisors approved the original Otay Ranch Resort Village – Village 13 project. In March 2025, the applicant, environmental organizations, and the California Attorney General's Office entered into a Settlement Agreement, which required enhanced mitigation for the Project's greenhouse gas, wildfire risk and evacuation, and biological resources impacts; established a reduced development footprint and provided an option for increased density. The Supplemental EIR is being prepared for the Otay Ranch Revised Village 13 project (Revised Project), which has been submitted to incorporate these changes and consists of a General Plan Amendment, Specific Plan, Rezone, and Tentative Map, which consists of up to 2,750 single-family and multi-family units, 975 mixed-use dwelling units (out of the 2,750 total units), approximately 27,000 SF of commercial uses, a 10-acre elementary school site, a 2.3-acre public safety site for a new CAL FIRE fire station and County Sheriff's office space, 25.2 acres of public parkland, and 93.6 acres of manufactured open space. The Project's

development footprint is approximately 424 acres out of a 1,869-acre project site. Approximately 1,445 acres of the project site will be conserved as open space. Access would be provided by two roundabouts proposed on Otay Lakes Road.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	_____	Office of Emergency Services
_____	Boating & Waterways, Department of	_____	Office of Historic Preservation
_____	California Highway Patrol	_____	Office of Public School Construction
X	CalFire	_____	Parks & Recreation
X	Caltrans District # 11	_____	Pesticide Regulation, Department of
_____	Caltrans Division of Aeronautics	_____	Public Utilities Commission
_____	Caltrans Planning (Headquarters)	X	Regional WQCB # 9
_____	Central Valley Flood Protection Board	_____	Resources Agency
_____	Coachella Valley Mountains Conservancy	_____	S.F. Bay Conservation & Development Commission
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mountains Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 5	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
_____	General Services, Department of	_____	Water Resources, Department of
_____	Health Services, Department of		
X	Housing & Community Development	X	Other LAFCO
_____	Integrated Waste Management Board	X	Other SANDAG
_____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/21/2026 Ending Date 11/23/2026

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Lakeview 1 & 2 LLCs; Moller Otay Lakes Investment, LLC
Address: 610 W. Ash Street, Suite 1500
City/State/Zip: San Diego, CA 92101
Phone: (619) 234-4050

Signature of Lead Agency Representative: _____ **Date: 10/21/2026**

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.