County of San Diego

VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
(858) 505-6445 General ▪ (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

TYLER FARMER
ASSISTANT DIRECTOR

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

October 21, 2026

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services, will be the Lead Agency and will prepare a Supplemental Environmental Impact Report in accordance with the California Environmental Quality Act for the following project. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report (EIR). A Notice of Preparation (NOP) document, which contains a description of the probable environmental effects of the project, can be reviewed at the following website link: **http://www.sdcounty.ca.gov/pds/ceqa_public_review.html.**

OTAY RANCH REVISED VILLAGE 13 PROJECT; PDS2026-GPA-26-005, PDS2026-SP-26-002, PDS2026-REZ-26-003, PDS2026-TM-5674; LOG NO. PDS2026-ER-04-19-005A

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.

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the NOP. This meeting will be held on **Wednesday, November 4, 2026, at 6:00 p.m.** at the Camarena Elementary School located at 1650 Exploration Falls Dr., Chula Vista, CA 91915.

Comments on this NOP document must be received no later than **Monday, November 23, 2026, at 4:00 p.m.** (a 33-day public review period). Comments on the NOP must be sent to Bianca Lorenzana, Planning & Development Services, 5510 Overland Avenue, Suite 110, San Diego, CA 92123, or emailed to Bianca.Lorenzana@sdcounty.ca.gov.