Print Form

Form F

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 2004101058

Lead Agency: County of San Diego

Project Title: Otay Ranch Village 13

Project Location: Near City of Chula Vista (*City*) San Diego (*County*)

Please provide a Project Decription (Proposed Actions, location, and/or consequences).

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.

Website:
https://www.sandiegocounty.gov/content/sdc/pds/ceqa/ORV13.html

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

This is a Notice of Preparation for a Supplemental EIR. County staff will solicit input during the scoping period, but anticipates potentially significant environmental effects in the following areas: Aesthetics and Visual Resources, Biological Resources, Cultural Resources, Air Quality, Noise, Traffic

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

County staff has received comments and questions regarding the impact of traffic and additional pressure on existing roads and infrastructure, fire safety and evacuation in the event of a wildfire, impact on the Lower Otay Reservoir, water, sewer, and other infrastructure requirements, and general questions regarding compatibility of the proposed development with the surrounding area and communities.

Please provide a list of the responsible or trustee agencies for the project.

County of San Diego
U.S. Fish & Wildlife
C.A. Fish & Wildlife
City of Chula Vista
City of San Diego
San Diego County Sanitation District
California Public Utilities Commission (SDG&E)
Regional Water Quality Control Board
San Diego County Fire Protection District