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NOTICE OF PREPARATION
FOR A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

DATE: October 21, 2026

PROJECT NAME: Otay Ranch Village 13

PROJECT NUMBER(S): PDS2026-GPA-26-005, PDS2026-SP-26-002, PDS2026-REZ-26-003, PDS2026-TM-5674

PROJECT APPLICANT: Lakeview 1 & 2 LLCs and Moller Otay Lakes Investment, LLC

ENV. REVIEW NUMBER: PDS2026-ER-04-19-005A

PURPOSE OF THE NOTICE OF PREPARATION:

The County of San Diego (County) is providing notice that a Supplemental Environmental Impact Report (Supplemental EIR) will be prepared for the revised Otay Ranch Village 13 Project (hereafter, Revised Project). This Notice of Preparation (NOP) is the first step in the California Environmental Quality Act (CEQA) process for the Revised Project. The County is seeking input from the public and agencies on the scope and content of the Supplemental EIR, including the potential environmental impacts of the Revised Project, ways to mitigate those impacts, and alternatives that may lessen those impacts.

PROJECT SETTING AND BACKGROUND:

Otay Ranch Village 13 (Village 13) is an 1,869-acre site in the unincorporated Otay community of the County of San Diego, adjacent to the eastern boundary of the City of Chula Vista. Village 13 was first identified for residential development as part of the County's Otay Subregional Plan (SRP), which the County adopted on October 28, 1993. When the County adopted the SRP, it also certified the SRP's supporting Program Environmental Impact Report (EIR) (SCH No. 89010154). The Otay SRP was subsequently incorporated into the County General Plan (County of San Diego, 2011).

On November 18, 2020, the County's Board of Supervisors approved the Otay Ranch Resort Village - Village 13 project, consisting of 1,938 homes and other complementary land uses (hereafter, the 2020 Project), and certified the 2020 Project's Final EIR (hereafter, the 2020

EIR; SCH No. 2004101058). Figure 1 depicts the approved site plan for the 2020 Project. In December 2020, various organizations, including the California Attorney General's Office, filed suit challenging the 2020 Project and 2020 EIR, alleging multiple violations of CEQA and the State Planning and Zoning Law.

In March 2025, the applicant, environmental organizations and California Attorney General's Office entered into the Settlement Agreement Regarding Otay Ranch Village 13 Project (Settlement Agreement), which requires enhanced mitigation for the Project's greenhouse gas, wildfire risk and evacuation, and biological resources impacts; establishes a reduced development footprint that preserves approximately 268.2 additional acres of open space; and provides an option for the development of up to 812 additional dwelling units beyond the 1,938 units approved by the County in 2020.[1]

PROJECT DESCRIPTION:

Revised Project

The Revised Village 13 Project represents a modification to the 2020 Project per the requirements of the Settlement Agreement. Specifically, the Revised Project consists of up to 2,750 single and multi-family homes centered around a village core. The village core includes approximately 972 dwelling units with up to 27,000 square feet of neighborhood-serving commercial uses in a mixed-use setting; an approximately 10.6-acre elementary school site; and an approximately 2.3-acre public safety site planned to accommodate a California Department of Forestry and Fire Protection (CAL FIRE) fire station and an office for the County Sheriff. Approximately 25.2 acres of public parkland are distributed throughout the site, within convenient walking distance of all homes. A private community homeowner facility is planned for a 1.5-acre site within the village core; this amenity may include a meeting space, a fitness center, recreation courts, a swimming pool and picnic areas. Unlike the 2020 Project, the Revised Project does not include a resort component.

The Revised Project further includes approximately 93.6 acres of manufactured open space, consisting of water quality basins, landscaped slopes, and fuel modification zones (FMZs) to be permanently maintained by the homeowners' association. With the Revised Project, Otay Lakes Road would remain in its existing alignment and would be widened from two to four lanes between Lake Crest Drive in the City of Chula Vista and the eastern project driveway. The Revised Project includes 3.4 acres for Otay Lakes Road dedication and 38.9 acres of internal roads. The Revised Project also includes approximately 1,444.8 acres designated Open Space Preserve.

Proposed discretionary approvals for the Revised Project include a Supplemental EIR, amendments to the County General Plan[2] and Otay SRP[3], a Specific Plan, Rezone, Tentative

[1] For purposes of the County's CEQA documentation (including this NOP, the Supplemental EIR and all technical documents prepared in support of it), the project under review shall be known as the Revised Project, consisting of up to 2,750 dwelling units and other attributes identified in the "Project Description" section of this NOP. In the Settlement Agreement that resolved the litigation over the 2020 Project and 2020 EIR, this same project is referred to as the Increased Unit Project.
[2] Proposed County General Plan amendments include revisions to the Land Use Designations Map, the Regional Category Map and the Zoning Map to reflect the Revised Project.
[3] Proposed Otay SRP amendments include revisions to SRP exhibits and tables to reflect the Revised Project.

Map, and a Minor Amendment to the South County MSCP Subarea Plan to add approximately 268.2 acres to the MSCP Preserve. Figure 2 shows a conceptual site plan for the Revised Project.

Comparison of Revised Project to 2020 Project

As described above, the County certified the 2020 EIR and granted approvals for the 2020 Project in December 2020. Table 1 below provides a comparison of the 2020 Project to the Revised Project.

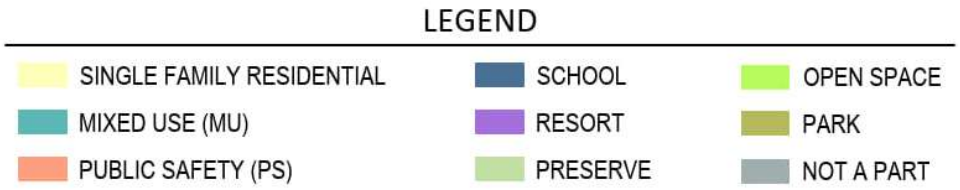
Table 1. Project Comparison – 2020 Project vs. Revised Project

	2020 Project		Revised Project		Net Change (+/-)	
Land Use	**Units**	**Acres**	**Units**	**Acres**	**Units**	**Acres**
Residential:						
Single-Family	1,881	516.8	627	133.5	(1,254)	(383.3)
Multi-Family	57	6.6	2,123	115.2	2,066	108.6
Subtotal Residential	*1,938*	*523.4*	*2,750*	*248.7*	*812*	*(274.7)*
Other:						
Resort		16.6		0		(16.6)
Public Parks		25.1		25.2		0.1
Private Recreation		6.1		1.5		(4.6)
Elementary School		10.2		10.6		0.4
Public Safety Site		2.3		2.3		-
Manufactured Open Space[1]		76.4		93.6		17.2
Internal Circulation[2]		32.4		42.3		9.9
Subtotal Other		*169.1*		*175.5*		*6.4*
Commercial SF		20,000		27,000[3]		7,000
Subtotal Development Area		**692.5**		**424.2**		**(268.2)**
Open Space Preserve		1,107.3		1,444.8[4]		337.5
Conserved Open Space[5]		69.3		0		(69.3)
Total Preserve		**1,176.6**		**1,444.8**		**268.2**
Overall Project Totals	**1,938**	**1,869.1**	**2,750**	**1,869.1**	**812**	**-**

Notes:
[1] Includes HOA-maintained manufactured slopes, water basin lots, and fuel management zones.
[2] Includes 3.4 acres of improvements to Otay Lakes Road that would occur within the site boundaries.
[3] Commercial square footage is included within the totals for residential acreage.
[4] Includes approximately 2.6 acres of improvements associated with the water tank pad and access road and 0.4 acres of improvements associated with Otay Lakes Road, which are allowed uses in the Preserve.
[5] The "Conserved Open Space" land use designation used in the 2020 Project documentation is not used for the Revised Project. These areas are redesignated as either "Open Space Preserve " or "Manufactured Open Space," as applicable.



LAND USE	UNITS	ACREAGE	TARGET DENSITY
LM	1,481	447.9	6.0 DU/AC
M	400	69.0	9.0 DU/AC
MU	57	6.6	
Resort		16.6	
School		10.1	
PSS		2.3	
Parks and HOA		31.2	
Open Space		76.0	
Circulation		32.3	
Subtotal (Developed Area)	1,938	692.0	
Preserve		1,107.2	
Conserved OS		69.8	
Total	1,938	1,869.0	



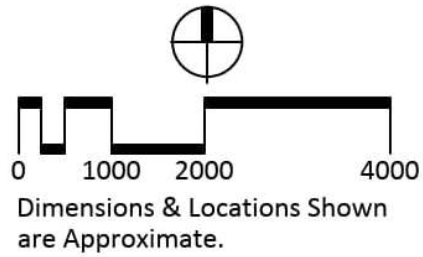


Figure 1 – Otay Ranch Village 13 Approved Project – Conceptual Land Use Plan (2020)

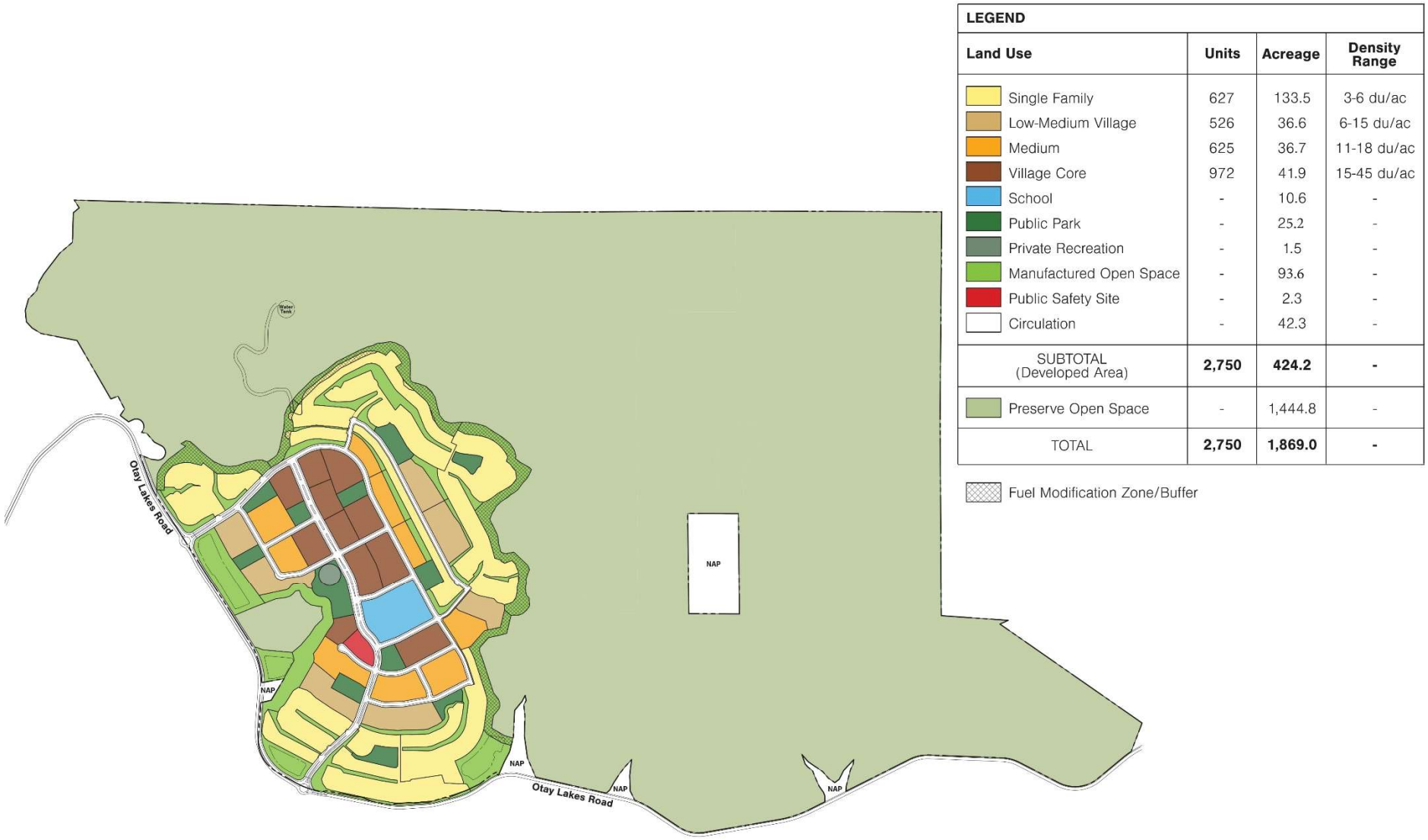


Figure 2 – Otay Ranch Village 13 Revised Project, Conceptual Land Use Plan (2026)

CEQA REQUIREMENTS:

CEQA requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Title 14, Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

The environmental document for the Revised Project that is the subject of this NOP will supplement the certified 2020 EIR for the 2020 Project. CEQA Guidelines sections 15162 through 15164 set forth the requirements for additional environmental review when there is a previously certified EIR covering the project for which a subsequent discretionary action is required. CEQA Guidelines, Sections 15162(a), state that when an EIR has been certified for a project, no subsequent or supplement to an EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
    b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As stated in Section 15163 of the State CEQA Guidelines, a lead agency may choose to prepare a Supplemental EIR when conditions that require preparation of a Subsequent EIR are met and "only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation."

As shown in Table 1, the Revised Project would modify the land use mix and substantially reduce the development footprint compared to the 2020 Project. Additionally, modified or additional mitigation measures with further environmental benefits are required relative to those established in the 2020 EIR due to the Settlement Agreement. As the Revised Project requires only minor changes to make the 2020 EIR adequately apply to the changed situation, the County has determined that a Supplemental EIR is the appropriate documentation for the Revised Project.

PROJECT LOCATION:

Village 13 is an 1,869-acre site in the unincorporated area of the County of San Diego, adjacent to the eastern boundary of the City of Chula Vista. Access to the Project site is provided by Otay Lakes Road, east of Wueste Road, via two proposed entrance roads. The topography of the Project site is characterized by a broad mesa sloping to the south, broken by several steep canyons draining from north to south. The Project site elevations range from approximately 500 feet above mean sea level (AMSL) to approximately 900 feet AMSL in the proposed neighborhood development areas; and also include elevations up to approximately 1,600 feet AMSL in the open space areas. The Project site lies within the watershed of the Otay River, which drains an area of approximately 145 square miles. The EastLake Vistas residential community and the Chula Vista Elite Athlete Training Center are located approximately one quarter mile to the west of the Project site within the City of Chula Vista; Lower Otay Lake Reservoir is to the south; Upper Otay Lake Reservoir is to the northwest; and lands preserved as open space are located to the north and east. The Project site is currently vacant with vegetation consisting of native coastal sage scrub and disturbed grassland habitats. Riparian vegetation occurs in drainages located within the Project site.

PROBABLE ENVIRONMENTAL EFFECTS:

The County may utilize some or all of the measures in the 2020 EIR, modify the measures, or identify additional measures as needed to address potential impacts of the Revised Project. The 2020 EIR identified significant impacts on Aesthetics; Biological Resources; Cultural Resources; Geology/Soils; Global Climate Change; Hazards and Hazardous Materials; Hydrology/Water Quality; Noise; Public Services; Transportation; and Utilities/Service Systems.

The purpose of the Supplemental EIR is to provide the additional information necessary to make the previously certified EIR adequate for the Revised Project and incorporate the conditions of the Settlement Agreement. The Supplemental EIR will analyze the following subject areas to determine whether the Revised Project results in new significant impacts or a substantial increase in the severity of previously identified significant impacts when compared to the 2020 EIR.

Aesthetics and Visual Resources	Hydrology and Water Quality
Agricultural Resources	Land Use and Planning
Air Quality	Mineral Resources
Biological Resources	Noise
Cultural Resources	Population and Housing
Energy Use and Conservation	Public Services
Geology and Soils	Solid Waste
Global Climate Change	Transportation and Traffic
Hazards and Hazardous Materials	Utilities and Service Systems

PUBLIC SCOPING MEETING:

In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the County will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Revised Project and the CEQA process. Although the primary purpose of the scoping meeting is to meet with representatives of involved agencies to assist the lead agency in determining the scope and content of the environmental information that responsible or trustee agencies may require, members of the public will be provided with an opportunity to submit brief oral comments at this scoping meeting not exceeding three minutes. However, members of the public and relevant agencies are requested to provide their comments in writing, via email or mail, to the contact address shown below.

The public scoping meeting will be held on **November 4, 2026, at 6:00 p.m**. at the following location:

Camarena Elementary School, 1650 Exploration Falls Drive, Chula Vista, CA 91915.

Comments on the Revised Project's NOP will be accepted for 33 days following the issuance of the notice on October 21, 2026, and must be received no later than **November 23, 2026**. Comments on the NOP must be sent to the Project Manager, Bianca Lorenzana, at Planning & Development Services (PDS) via email at Bianca.Lorenzana@sdcounty.ca.gov or to the address listed below and should reference the project numbers (PDS2026-GPA-26-005, PDS2026-SP-26-002, PDS2026-REZ-26-003, PDS2026-TM-5674) and project name (Otay Ranch Village 13).

Attn: Bianca Lorenzana
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 210
San Diego, CA 92123