

**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 Resort Village 13  
**Lead Agency:** County of San Diego **Contact Person:** Darin Neufeld/Susan Harris  
**Mailing Address:** 5510 Overland Avenue, Suite 310 **Phone:** 858-694-3455  
**City:** San Diego **Zip:** 92123 **County:** San Diego

**Project Location:** County: San Diego City/Nearest Community: City of Chula Vista  
**Cross Streets:** Otay Lakes Road and Wueste Road **Zip Code:** \_\_\_\_\_  
**Lat. / Long.:** 32° 38' 45.3786 N/ 116° 55' 8.2867 W **Total Acres:** 1,869  
**Assessor's Parcel No.:** 598-130-04, 05 & 06; 598-140-04, 05 & 06, 647-020-14 & 647-030-05  
**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 and 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 **Recirculation (Section 2.10 GHG and Chapter 4)**  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 \_\_\_\_\_

Governor's Office of Planning & Research  
 APR 12 2019  
 STATE CLEARINGHOUSE

**Development Type:**  
 Residential: Units 1,938 Acres 525  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 40,000 Acres 20 +/- Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational 10-acre elementary school site  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational 29 ac of public and private parks,  Hazardous Waste: Type \_\_\_\_\_  
 Other: approx. 1,089 ac 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)*

The applicant proposes to develop 1,881 single-family residences on roughly 525-acres; a 14-acre mixed use site that includes 57 multi-family residences and 20,000 square feet commercial/office uses; 29-acres of parks (private/public); a 17-acre resort site including 200 guest rooms and up to 20,000 square feet of commercial/retail uses; an approximately 2-acre public safety site for a fire station/sheriff storefront; 10-acre elementary school site; 144-acres of manufactured and open space; 1,089-acres of preserve open space; perimeter trails and pathways and traffic calming roundabouts with 39-acres for roadways.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 4-12-2019

SCH COMPLIANCE 5-28-2019

**Project Sent to the following State Agencies**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Resources           | <input type="checkbox"/> Cal EPA                                  |
| <input type="checkbox"/> Boating & Waterways            | <input type="checkbox"/> ARB: Airport & Freight                   |
| <input type="checkbox"/> Central Valley Flood Prot.     | <input checked="" type="checkbox"/> ARB: Transportation Projects  |
| <input type="checkbox"/> Coastal Comm                   | <input type="checkbox"/> ARB: Major Industrial/Energy             |
| <input type="checkbox"/> Colorado Rvr Bd                | <input type="checkbox"/> Resources, Recycl.& Recovery             |
| <input type="checkbox"/> Conservation                   | <input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water |
| <input checked="" type="checkbox"/> CDFW # <u>5</u>     | <input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____         |
| <input checked="" type="checkbox"/> Cal Fire            | <input type="checkbox"/> SWRCB: Div. Financial Assist.            |
| <input type="checkbox"/> Historic Preservation          | <input type="checkbox"/> SWRCB: Wtr Quality                       |
| <input checked="" type="checkbox"/> Parks & Rec         | <input type="checkbox"/> SWRCB: Wtr Rights                        |
| <input type="checkbox"/> Bay Cons & Dev Comm.           | <input checked="" type="checkbox"/> Reg. WQCB # <u>9</u>          |
| <input type="checkbox"/> DWR                            | <input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC _____      |
| <input type="checkbox"/> CalSTA                         | <input type="checkbox"/> Yth/Adlt Corrections                     |
| <input type="checkbox"/> Aeronautics                    | <input type="checkbox"/> Corrections                              |
| <input checked="" type="checkbox"/> CHP                 | <input type="checkbox"/> Independent Comm                         |
| <input checked="" type="checkbox"/> Caltrans# <u>11</u> | <input type="checkbox"/> Delta Protection Comm                    |
| <input type="checkbox"/> Trans Planning                 | <input type="checkbox"/> Delta Stewardship Council                |
| <input type="checkbox"/> Other                          | <input type="checkbox"/> Energy Commission                        |
| <input checked="" type="checkbox"/> Education           | <input checked="" type="checkbox"/> NAHC                          |
| <input type="checkbox"/> Food & Agriculture             | <input type="checkbox"/> Public Utilities Comm                    |
| <input checked="" type="checkbox"/> HCD                 | <input type="checkbox"/> Santa Monica Bay Restoration             |
| <input checked="" type="checkbox"/> OES                 | <input checked="" type="checkbox"/> State Lands Comm              |
| <input type="checkbox"/> State/Consumer Svcs            | <input type="checkbox"/> Tahoe Rgl Plan Agency                    |
| <input type="checkbox"/> General Services               | <input type="checkbox"/> Conservancy                              |
|   | <input type="checkbox"/> Other: _____                             |

Please note State Clearinghouse Number (SCH#) on all Comments

**2004101058**

SCH#: \_\_\_\_\_

Please forward late comments directly to the Lead Agency

AQMD/APCD 27

(Resources: 4, 13)

### Reviewing Agencies Checklist

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

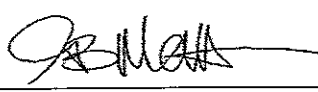
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board         | <input type="checkbox"/> Office of Emergency Services                         |
| <input type="checkbox"/> Boating & Waterways, Department of     | <input type="checkbox"/> Office of Historic Preservation      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

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

Starting Date April 11, 2019 Ending Date May 28, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>AECOM</u>	Applicant: <u>Baldwin &amp; Sons &amp; Moller Otay Lakes Investments, Inc.</u>
Address: <u>401 West A Street</u>	Address: <u>610 Ash Street, Suite 1500</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>San Diego, CA 92101</u>
Contact: <u>Meghan Haggblade</u>	Contact: <u>Stephen Haase (Baldwin) &amp; Ted Shaw (Moller)</u>
Phone: <u>619-610-7802</u>	Phone: <u>(619) 234-4050 &amp; (619) 523-1930</u>

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Signature of Lead Agency Representative:  Date: April 8, 2019

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