TIMES of SAN DIEGO

BUSINESS

Otay Ranch Village Development Can Proceed After Parties Agree to Limit Wildfire Risks

by **Staff and Wire Reports**
March 26, 2025, 11:35 p.m.

Site of the planned Otay Ranch Village. (Photo courtesy of sandiegocounty.gov)

The project was **approved by the county** in 2020, but was soon challenged in court by a coalition of environmental advocacy groups – and later the state Attorney General's Office – because of the proposed development's location in a wildfire-prone area.

At the time, the project envisioned more than 1,900 single-family and multi-family units on more than 1,850 acres near Chula Vista, plus commercial space and a resort.

Per the settlement, the number of housing units could be increased to 2,750 units, but within a more compact area.

ADVERTISING

The settlement also requires a number of measures aimed at reducing the project's wildfire risks and greenhouse gas emissions, including a requirement that the buildings be fully electric, a surveillance program for detection of fires, and a prohibition on natural gas infrastructure.

In addition, the project's developers will put at least $15 million toward greenhouse gas emission reduction projects in San Diego County.

“From Los Angeles to San Diego, we are seeing devastating wildfires ravaging our communities right before our eyes. We can no longer ignore the realities of climate change,” California Attorney General Rob Bonta said in a statement. “Today’s settlement recognizes that environmental protection and housing go hand in hand, aiming to create more resilient, sustainable homes while reducing wildfire risk and protecting our environment.”

The original litigation was filed in late 2020 by the Sierra Club, California Native Plant Society, Center for Biological Diversity, Preserve Wild Santee, California Chaparral Institute and Endangered Habitats League.

“San Diego is a global epicenter for biological diversity including many animals and plants found nowhere else on Earth,” said David Hogan, legal committee chair for the San Diego Chapter of the Sierra Club. “This settlement proves that we don’t have to choose between housing and environmental protection. It ensures a better balance of protection of our special nature with homes for people.”

A **county report from 2020** describes the area, off Otay Lakes Road, as “currently undeveloped” and “characterized by rocky, low rolling hills covered with sparse, scrubby vegetation.”

The Eastlake Vistas and Eastlake Woods residential communities and the U.S. Olympic Training Center are located about a half-mile to the west and southwest and Lower Otay Reservoir is south of the site.

The battle over the site has not been confined to the courts. The county and the city of Chula Vista have tangled as well, over a proposal for the project to be **annexed by the city**.

© 2025 NEWSWELL
Powered by Newspack

Do Not Sell or Share My Personal Information