

A-6 SANDAG

Comment Letter A-6



401 B Street, Suite 800  
San Diego, CA 92101-4231  
(619) 699-1900  
Fax (619) 699-1905  
sandag.org

May 18, 2018

File Number 3300300

Mr. Gregory Mattson  
Planning & Development Services  
County of San Diego  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

MEMBER AGENCIES

- Cities of
- Carlsbad
- Chula Vista
- Coronado
- Del Mar
- El Cajon
- Encinitas
- Escondido
- Imperial Beach
- La Mesa
- Lemon Grove
- National City
- Oceanside
- Poway
- San Diego
- San Marcos
- Santee
- Solana Beach
- Vista
- and
- County of San Diego

ADVISORY MEMBERS

- Imperial County
- California Department of Transportation
- Metropolitan Transit System
- North County Transit District
- United States Department of Defense
- San Diego Unified Port District
- San Diego County Water Authority
- Southern California Tribal Chairmen's Association
- Mexico

Dear Mr. Mattson:

SUBJECT: Otay Ranch Village 14 and Planning Areas 16 and 19 Draft Environmental Impact Report

This letter is a replacement to the SANDAG comment letter sent to the County of San Diego on April 16, 2018. Statements regarding the inclusion of the Otay Ranch Village 14 and Planning Areas 16 and 19 in the SANDAG Regional Growth Forecast Series 13 and Preliminary Series 14 in the April 16, 2018, letter were incorrect. The statements and April 16, 2018, letter are retracted and replaced by the comments below. Implementing the project will not conflict with the implementation of San Diego Forward: The Regional Plan (Regional Plan) or attainment of its greenhouse gas reduction targets.

General Plan Consistency

Please continue to take into consideration consistency with guiding plans for the region. In 2011, SANDAG supported the vision and goals of the San Diego County General Plan Update, which shifted the following:

[Twenty] percent of future growth from eastern backcountry areas to western communities...reflect[ing] the County's commitment to a sustainable growth model that facilitates efficient development near infrastructure and services, while respecting natural resources and protection of existing community character in its extensive rural and semi-rural communities.

SANDAG supports the goals and objectives that are currently laid out in the 2011 San Diego County General Plan, as it encourages smart, sustainable growth and reinforces the principles set forth in the Regional Plan. Other County planning documents, such as the recently adopted Climate Action Plan, reinforce the vision and goals of the County General Plan. While SANDAG realizes that general plans are meant to be dynamic documents updated to reflect market forces and population growth and trends, SANDAG supports key land use principles that preserve natural resources and limit urban sprawl.

A-6-1  
A-6-2  
A-6-3  
A-6-4

A-6-5

A-6-6  
A-6-7  
A-6-8

The SANDAG Smart Growth Toolbox and Smart Growth Design Guidelines provide planning, visualization, and financial tools to show how smart growth principles can be put into practice and can be used when the goals outlined in the County General Plan are implemented. In evaluating the environmental impacts of this project, please consider whether this project is consistent with the land use and transportation goals of the San Diego County General Plan, Climate Action Plan, and the Regional Plan.

**Active Transportation**

To encourage higher levels of use, please ensure the proposed bike path provides separate spaces for people biking and walking. This could include a minimum marked eight-foot, two-way bikeway alongside a marked walking path. Different pavement materials can be used to better separate the space.

**Other Considerations**

SANDAG has a number of additional resources that can be used for additional information or clarification on smart growth and active transportation. These can be found on our website at sandag.org:

- Riding to 2050, the San Diego Regional Bike Plan
- Planning and Designing for Pedestrians, Model Guidelines for the San Diego Region
- Integrating Transportation Demand Management into the Planning and Development Process – A Reference for Cities
- Trip Generation for Smart Growth
- Parking Strategies for Smart Growth
- Designing for Smart Growth, Creating Great Places in the San Diego Region

When available, please send any additional environmental documents related to this project to:

Intergovernmental Review  
c/o SANDAG  
401 B Street, Suite 800  
San Diego, CA 92101

A-6-9

A-6-10

A-6-11

A-6-12

A-6-13

We appreciate the opportunity to comment on the County of San Diego's Otay Ranch Village 14 and Planning Areas 16 and 19 Draft Environmental Impact Report. If you have any questions, please contact me at (619) 699-1943 or [seth.litchney@sandag.org](mailto:seth.litchney@sandag.org).

A-6-14

Sincerely,



SETH LITCHNEY  
Senior Regional Planner

SLI/KHE/nye

INTENTIONALLY LEFT BLANK