

I-18 ROBERT AND DEBBIE MERRILL

Comment Letter I-18

**From:** Mattson, Gregory  
**To:** [Rob Cameron](#); [Liz Jackson](#); [Jim Jackson](#); [Sean Kilkenny](#)  
**Subject:** Fw: Otay Ranch Village 14  
**Date:** Monday, April 16, 2018 12:56:38 PM  
**Attachments:** [DSC\\_4048.jpg](#)

Next  
 Greg

**From:** Debbie Ekhaml <enduroarabians@yahoo.com>  
**Sent:** Monday, April 16, 2018 12:00:41 PM  
**To:** Mattson, Gregory; Tracie Nelson; Jill Terp  
**Subject:** Otay Ranch Village 14

Dear Mr Mattson,

I am writing in relation to the DEIR on Otay Ranch, Village 14 slated for the Proctor Valley area in Jamul, and our opposition to this project in part due to inaccurate and faulty DEIR report.

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Although it is clear that there is absolutely nothing that is going to stop or prevent any kind of development in San Diego County (until all land is rezoned or gone), we believe at the very least the guidelines for the permanent ruination of what little Open Space is left need to be adhered to. This is not a simple case of NIMBY-ism, but an interest and demand that measures laid out to attempt to retain some quality of life remain. What is particularly disturbing is the trend to simply "rezone" areas to appease a landowner/ Developer as they complain they "can't make enough return" if the property has to be developed per the zoning it was purchased under. An example would be the parcel on the corner of Lake Jennings Park Rd and olde hiwy 80. Zoned for housing, but changed to commercial when the Developer claimed he couldn't make enough trying to sell houses next to a freeway (despite the fact that they area is surrounded by homes next to the freeway). So instead of needed housing a duplicate shopping mall is going in like the one already in place less than 2 miles away.

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There are many discrepancies with the current findings per Village 14. Some include;

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1. Inclusion of areas for development that should not be.
2. Violations of the MSCP.
3. Impacts not disclosed.
4. Carbon offset claims are false.
5. Visual impacts are forever changed which results in a decrease of quality of life.
6. Fire Hazards increase greatly which would be catastrophic to the area.
7. Will negatively impact Otay Reservoir with human runoff/abuse.

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This area remains as one of very few that is ecologically important to what makes the County unique. While many scoff at the thought of protecting something like a Butterfly or plant, the presence of the Golden Eagles in this area is something that should be addressed. I personally have witnessed and been lucky enough to photograph these Raptors here. It is something that can be only be done in a very few, select places in this County.

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To destroy this for more McMansions and mini cities, that are being made without enough infrastructure, not properly thought out for the areas, but only for the profit margins to be made, is wrong. This project is not smart planning for this rural area, will place more gridlock on the woefully inadequate, already overburdened Highway 94, Rancho San Diego, and Eastlake areas, will put a major traffic increase along with excessive speeds through long ago established rural neighborhoods from people looking for shortcuts. Add to this the quality of life and land lost forever due to the insatiable quest to build on every last scrap of land at all costs, and this project needs to be thoroughly re-examined. Once the Wildlife is gone, it will not return. Saying their will be "Open Space" within these Villages, does not and never will

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equate to what is there now or will be conducive to Wildlife habitation. Once the quality of life that many of us live out here for is gone, it is not reversible. No matter how much building is done, it will never be enough, so can't we at least build smarter?

We are against the approval of Otay Ranch Village 14 as it currently sits.

Thank You, Robert and Debbie Merrill  
Jamul

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Cont.  
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