

I-19 MARCIA AND MICHAEL SPURGEON

Comment Letter I-19

From: Mattson, Gregory
To: Rob Cameron; Liz Jackson; Jim Jackson; Sean Kilkenny
Subject: Fw: Otay Ranch Village 14 and Planning Areas 16 & 19
Date: Monday, April 16, 2018 12:56:43 PM

Next
Greg

From: Marcia Spurgeon <mrsmas@hotmail.com>
Sent: Monday, April 16, 2018 12:43:07 PM
To: Mattson, Gregory
Subject: Otay Ranch Village 14 and Planning Areas 16 & 19

Mr. Mattson,

Please find my response to the request for public comments concerning the DEIR for the above referenced project.

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First, we have grave concerns about the developers using the Otay Ranch Master Plan which was done in 1994. That plan is over 24 years ago. Many things have changed since this conceptual plan was approved. How can the County allow for such a plan to be done today when the DEIR admits that many areas of concern are "significant and unavoidable" or "can not be mitigated". we disagree. This project alternative should be no project.

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A solution to this project would be the Salt Creek Golf Course, owned by the Otay Water District, will be closed by the vote of the Otay Water Board. This large tract of land would be the perfect swap for the developers. It is in the Chula Vista City Limits, utilities to the site, road access in place and would not have any adverse effects to the environment.

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Also, we believe the Salt Creek sewer agreement, which was approved in 2016 is questionable. The Jamul Dulzura Community Planning Group and the Jamul community were never informed or given the opportunity to comment on the extension of the sewer line into the Jamul Dulzura Community Planning boundaries. A member of the JDCPG sat on the committee that worked on the Otay Ranch Master Plan. That member, today, said it was very clear that the sewer line would not extend into the JDCP area. Yet the developer claims they have the right based on the 2016 agreement which excluded Jamul input entirely.

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The proposed project overlooks to critical areas that must be addressed. The project is Growth Inducing! It will be detrimental to the environment. The impacts to the environmentally sensitive areas are not adequate. The entire Multiple Species Conservation Plan (MSCP) has been hailed as model for the country yet this project will be dropped in the middle of the most sensitive wildlife and plants in the County. How will mitigation deal with the migration of wildlife or the nesting of the Golden Eagles?

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Traffic in the DEIR is erroneous calculated. The DEIR fails to address the impacts particularly in the Jamul area from Proctor Valley to SR 94

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and beyond. The impacts are so serious and life threatening that the alternative should be No Project.

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Cont.

The DEIR fails to consider the impacts of the very small lot size, which will create greater light emissions, while Jamul has a dark skies policy. This was not addressed. Also, the noise pollution from vehicle travel and from the clustered homes is not adequately address. The project is in a valley where noise will travel. Air Quality is another issue. The impact of a high ratio of vehicle travel emissions will cause an adverse impact to the surrounding area. It will also effect the wildlife including birds such as the least Bell's Vireo and Gnatcatcher.

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Public Safety including law enforcement and wild land fires needs to be addressed. Currently, the Sheriff Department has two deputies that cover the Jamul, Lemon Grove, Spring Valley and Rancho San Diego. One of the deputies, told me that their response time is compromised by the distant they have to travel.

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The project proposes to cluster the homes in a high wild land fire zone. California Fish and Game controls the surrounding area which is kept in its natural habitat. After the horrific fires in Los Angeles and northern California, I question the wisdom of such a project. What escape routes would be planned for the residents?

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As a school board Trustee for the Jamul Dulzura Union School District, I am concerned about the small parcel of land for the school site. I do not believe it is adequate to provide for the best learning environment for children. I also believe that the Jamul Dulzura Union School District can better serve the children from this proposed project.

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Finally, We are concerned about having Planning Areas 16 and 19 processed at the same time as Village 14. Separating Village 14 would make sense. The Planning Areas 16 and 19 should be processed when and if the applicant has a more definitive plan and specific DEIR to those planning areas.

I-19-20

Sincerely,

Marcia & Michael Spurgeon
P.O. 1133
Jamul, CA 91935