

I-5 FRANK OHRMUND

Comment Letter I-5

Mattson, Gregory

From: Frank Ohrmund <frank@otayrealestate.com>
Sent: Tuesday, April 10, 2018 2:47 PM
To: Mattson, Gregory
Subject: Comments on PDS2016-SP-16-002; PDS2016-GPA-16-008; PDS2016-REZ-16-006; PDS2016-TM-5616; PDS2016-STP-16-027; PDS2016-ER-16-19-006

The following concerns relate to the Otay Ranch Village 14,16 and 19 planning areas and the project numbers above. | I-5-1

After a review of this project I have found the following flaws that impact my property as well as others in the area. These impacts were supposed to be addressed when Village 14 moved forward with a project for approval. | I-5-2

According to the Otay Ranch General Development Plan as adopted and amended, the first bullet point under "Other Proctor Valley Policies" states:
"Village Fourteen shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for the reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village Fourteen analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village Fourteen Proctor Valley Specific Planning Area. | I-5-3

Neither of these potential efforts to address access, utility needs, drainage issues and long term land uses for the scattered surrounding parcels has been completed. These surrounding parcels will become isolated remnants if this project is approved as submitted. | I-5-4

Never was the County General Plan update (completed in 2011) meant to address this policy. No statement as such was ever been made at that time. As further proof, road designs to the various limited access parcels were ever completed as part of the General Plan Update in 2011, although they are planned for rural residential uses. Even portions of Village 14, not owned by the Project Sponsor, are being provided with access road and utility designs. This will create the need for another planning effort for Village 14, when the intent of the Otay Ranch General Development Plan policy above was to address all of the owners within the planning area and the few surrounding parcel owners in one planning effort such as this project being considered. | I-5-5
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Myself and the surrounding owners need to have the our land uses, access and other development requirements addressed as part of the Village 14 analysis, as stated in the policy referenced above. It would be a completely negligent act to allow this project to move forward when so many neighbors have been relying on this policy to finally solve their ultimate land uses, physical access and access to water, sewer, and telco utilities. | I-5-8

Surrounding landowners should be able to develop at similar densities as housing is greatly needed in San Diego County. The remaining private owners of Village 14 that are located in Chula Vista will need access through the County of San Diego and this project is proposing the re-alignment of Proctor Valley Road without providing the access to these development areas within the planning area. Where and how APN's: 595-050-04, 07, 08, 09 & 15 get access from Proctor Valley Road and utilities must be addresses by this project to be consistent with the Otay Ranch General Development Plan and its policies. | I-5-9
| I-5-10

Proctor Valley Road -

This road is based on an old Road Survey from the 1890's and its location has been moved from its original alignment years ago. It is a fact that the project does not have rights to use the current or any proposed alignment. Currently the County of San Diego maintains a road that does not match the original adopted road survey. County of San Diego Public Works has admitted they can't survey the road and that they just maintain the road because it is on the County Maintained System. The road survey has no point of beginning and is based on multiple angle points and distances that can't be followed if there is no stated point of beginning. Further, the map for this road survey does show Township, Range and Sections that very clearly show the road has moved from one side of Proctor Valley to the other. This was probably done when Upper Otay Reservoir was constructed in the early 1900's. The County and the Project need to include all of the neighbors is fixing and defining exactly where this road should be and how everyone can gain access to it. Right now the project shows a road location that crosses a portion of my property without any easements or public right of way.

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Project Density -

It appears that this project will be developed with very small lots that are not consistent with the lot sizes planned for the project. With the project village having higher density, it is consistent but around the village should be housing developed at 2-3 Dwelling Units per acre (L and LMV categories). This would allow for the more rural character that was planned for this transitional village going from the City of Chula Vista to Jamul. In fact the lots in Chula Vista closest to Village 14 are mostly over 10,000 sq.ft. on average and the areas surrounding the village core should be this size and larger to complete a successful transition from a planning perspective. Dropping so much density and small lots in this rural setting will ruin the character of the Valley and will cause more more damaging landform alterations with large cut/fill slopes. This goes against many of the Policies listed in the Otay Ranch General Development Plan.

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Schools -

Current schools in Chula Vista are severely impacted and sending kids from Village 14 would over-burden Salt Creek Elementary, Eastlake Middle and Eastlake High schools. At a minimum a elementary School should be constructed within this project and Middle and High School students should go to Steele Canyon High.

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I would appreciate the opportunity to meet with you to show you documents that support my comments and to hopefully work with the Project Developers to improve what they are trying to do for the surrounding land owners and residents.

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Please confirm receipt.

Respectfully Submitted,

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