Letter O-2 Stephen and Mary Birch Foundation, Inc.

O-2-1 The County acknowledges and appreciates the comment. The comment will be included as part of the FEIR and considered by the decision makers. The comment provides introductory information concerning the Stephen and Mary Birch Foundation ownership of property, which is described as located on the easternmost boundary of the City of Chula Vista and bordering Otay Lakes Road from Woods Drive to the west and the Upper Otay Lakes Service Road to the east. This information does not raise any issue or include any substantive comment with regard to the adequacy of the DEIR. For that reason, the County provides no further response to this comment.

O-2-2 The comment states that the impact from the widening of Otay Lakes Road would reduce the acreage of the Stephen and Mary Birch Foundation property. The County agrees that the widening and improvements of Otay Lakes Road would result in a direct impact to the Stephen and Mary Birch Foundation property of 4.45 acres. The impacts would occur along a narrow strip of land adjacent to the existing Otay Lakes Road. These improvements would benefit all of the owners and users of the existing roadway, which is not built per current County requirements. Moreover, the proposed widening and realignment of Otay Lakes Road has been designed to minimize impacts to sensitive habitat and to follow as closely as possible the existing alignment and grade of Otay Lakes Road, including but not limited to that portion of the road that passes along the southern boundary of the Stephen and Mary Birch Foundation property.

O-2-3 The County concurs that it is important to retain existing ingress and egress to the Stephen and Mary Birch Foundation property along Otay Lakes Road. Both of the Project’s Tentative Maps include the proposed widening and realignment improvements to Otay Lakes Road and maintain access to the existing unimproved dirt road driveway along Otay Lakes Road to the Stephen and Mary Foundation property. The access point is shown on sheet 6 of 13 of Tentative Map/ Preliminary Grading Plan TM 5361(A). In addition, the Tentative Map provides for a 20-foot curb cut and driveway apron. The Tentative Maps were included with the DEIR and will be part of the package of project documents ultimately reviewed and approved by the Board of Supervisors. Finally, prior to any improvements to Otay Lakes Road being built for the proposed Project, applicable grading and construction permits and right-of-way dedications will need to be obtained for the ultimate right-of-way of the road. Those grading and road improvement plans will be reviewed for their consistency with the Tentative Maps to ensure, at a minimum, that existing driveway access to property along Otay Lakes Road is maintained.

O-2-4 The County acknowledges and appreciates the comment. The comment will be included as part of the FEIR and considered by the decision makers. The County also appreciates that these comments were offered in the spirit of cooperation with all of the affected landowners, and acknowledges that the Stephen and Mary Birch Foundation may submit further comments and input in the future. However, the comment’s concluding remarks do not raise any new issue or include any new substantive comment concerning the adequacy of the DEIR. For that reason, the County provides no further response to this comment.