

Hingtgen, Robert J

From: Joel Kownacki [<mailto:rustyf50@gmail.com>]

Sent: Friday, May 22, 2015 11:53 AM

To: Cox, Greg

Subject: Public Comment Submission - OTAY RANCH VILLAGE 13 MASTER PLANNED COMMUNITY

My name is Joel Kownacki. I've been a Chula Vista Resident for close to 26 years and absolutely love the community I live in. I am also an active voter, mountain biker, and nature lover.

While much of the western land throughout San Diego County has been developed, our sub-region enjoys unmarred views of unique and pristine ecosystems and environments.

I have been following the development of the pending "Otay Ranch Village 13 Master Planned Community Resort Village", PDS2004-3800-04-003; PDS2004-3810-04-002; PDS2004-3600-04-009; PDS2004-3100-5361A & B; LOG NO. PDS2004-04-19005; SCH NO. 2004101058, and the potential development of the open space land in question has me concerned for a number of different reasons:

1.) Aesthetics and Visual Resources - The significant environmental impact to the visual quality of the area. The vast majority of the land to north, south, and east of the proposed project remains preserved and/or undeveloped. This preserves the scenic beauty of the region. I'm sure you're well aware that it's difficult, if not impossible to find comparable vistas and natural beauty in such close proximity to a heavily populated metro area.

The tentative project map, if approved, would absolutely spoil the scenic beauty of the area (confirmed by the 2.1 Aesthetics and Visual Resources Report <http://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/OtayRanchVillage13Resort/PDS2004-3810-04-002-DEIR-Ch-2.1-Aesthetics.pdf>).

Of special concern is the proposed development along the ridge line just east of Upper Otay Lake. The applicant seeks an amendment to the County General Plan Land Use Designation Map "to conform with the proposed development footprint by modifying the boundaries between Specific Plan Area and Open Space Conservation Land Uses."

Allowing the developer to amend the General Plan Land Use Designation Map to include housing that would sit directly to the east of Upper Otay Lakes would be devastating to the spectacular views from around the area and to all residents that enjoy them.

Additionally, the developer would like to build a resort on top of a pristine outcropping of rocks on the eastern most side of the project site. The stand of rocks and the rocky canyon

directly to the west of it serves as a refuge for numerous reptile, mammal, and bird species. Leveling the top of this mound of beautiful rocks surrounded by picturesque views of Lower Otay, Otay Mountain, and Jamul Mountain would ruin this important virgin habitat.

If nothing else, **please vote NO on the Plan Land Use amendment.** The developer should not be allowed to build so far up the ridge line.

2.) Biological Resources - The land in question currently supports a variety of protected, watch listed, or sensitive plant and animal species that either use the land to forage or nest to raise young.

If the applicant is allowed to amend the San Diego County General Plan Land Use Designation Map to include building up the western most slope of the project site (directly to the east of Upper Otay), the development will impact valuable Quino Checkerspot Butterfly habitat, a MSCP protected species, and other sensitive plant and wildlife species.

Per the Biological Resources document:<http://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/OtayRanchVillage13Resort/PDS2004-3810-04-002-DEIR-Ch-2.3-Biological%20Resources.pdf>, "A total of 127 individual Quino checkerspot butterflies were recorded over 4 years of surveys on the Project site. The species was observed most frequently along ridgelines and hilltops in the northern and eastern portions of the Project site."

33% of suitable California Gnatcatcher habitat would be destroyed/lost, another federally protected species.

39% of Golden Eagle foraging habitat would be lost.

73% of suitable Burrowing Owl habitat would be lost.

The list goes on.

"Generally, the proposed boundary adjustment would result in greater impacts to certain sensitive vegetation types—coastal sage scrub and chaparral—and reduced impacts to other sensitive vegetation types—disturbed coastal sage scrub, disturbed chamise chaparral, southern mixed chaparral, disturbed native grassland, and nonnative grassland—when compared to the existing MSCP hardline development footprint for the Project site."

It breaks my heart to know once the project is fully developed, we will lose the vast majority of the remaining Chaparral habitat that still exists through the site.

I-2
-7
Cont. | It's understandable that the proposed mitigation measures will provide relief to environmental impacts associated with the project, but no type of mitigation is sufficient to hide a stand of homes close to or on top of the western most ridgeline. Again, this change will ruin views of the Jamul Mountain range from around Otay Lakes and from the southern portion of Proctor Valley.

I-2
-8 | **Please vote for a viable alternative to the project that does not include the proposed land use change amendment. If viable, a NO vote on the entire project would be ideal.**

I-2
-9 | Lastly, I believe the projects lacks a comprehensive trail plan, and further lacks quality trails. As a avid mountain biker, I would like to advocate not only quality trails, but also for connectivity to surrounding regional trails. Furthermore, .5 miles of REAL trail is inadequate given the setting and potential of the properties topography.

Thank you for your time and consideration.

Your efforts a greatly appreciated.

Regards,

Joel Kownacki