

STEPHEN & MARY BIRCH FOUNDATION INC.

103 FOULK ROAD, SUITE 200
WILMINGTON, DELEWARE 19803

May 21, 2015

Mr. Dennis Campbell
Land Use & Environmental Planner
Planning & Development Services
County of San Diego
5510 Overland Ave., Suite 310
San Diego CA., 92123

RE: OTAY RANCH VILLAGE 13 MASTER PLANNED COMMUNITY – RESORT VILLAGE:
PDS2004-3800-04-003; PDS2004-3810-04-002; PDS2004-3600-04-009; PDS2004-3100-5631A & B; LOG NO.
PDS2004-04-19005; SCH NO. 2004101058.

Dear Mr. Campbell:

O-2-1 | This letter is in response to the above referenced Draft for Otay Ranch Village 13 Master Planned Community – Resort Village. The Stephen & Mary Birch Foundation owns Property (APN #595-090-05, 595-090-06, 595-090-11) which is located on the easternmost boundary of the City of Chula Vista and borders Otay Lakes Road from Woods drive to the West and Upper Otay Lakes Service Road to the East.

As a neighboring property owner and one being directly impacted by the Resort Village being developed, Stephen & Mary Birch Foundation submits our concerns regarding same:

O-2-2 | 1) 7.3 Biological Resources- Mitigation Measures item M-BI-1a Conveyance:
Stephen & Mary Birch Foundations parcels contain both Developable and Mitigation acreage.
This project would negatively impact the mitigation values credited to the Foundation’s property as it would diminish acreage and credits assigned to the Foundation’s own development potential as a result of the project triggering the widening of Otay Lakes Road.

O-2-3 | Although not specifically addressed in this report, there is no mention as to the retention of the existing ingress and egress onto our property along Otay Lakes Road. It is believed this should be an item for consideration in the overall plan in the traffic flow of Otay Lakes Road. Without the preservation of the existing outlet onto Otay Lakes Road our property will become an isolated pocket of developable and useable land.

O-2-4 | We offer these comments in a spirit of cooperation with all land owners who should have the right to develop their lands in a responsible and reasonable manner. We also reserve our rights to any further comments and input in the future concerning Village 13.

Very truly yours,
STEPHEN & MARY BIRCH FOUNDATION, INC.

Christoper G. Patek, Vice President