



**OTAY VALLEY REGIONAL PARK (OVRP)
CITIZEN'S ADVISORY COMMITTEE (CAC)**

December 6, 2018

2:00 P.M.

MINUTES

CALL TO ORDER

- Meeting called to order at 2:06 pm by CAC Vice Chair John Zarem

Public Comments

- None

**MOTION TO APPROVE SEPTEMBER 27, 2018 MINUTES – Joan Schneider, 2nd Robert Miller
ALL IN FAVOR – 13-0-0**

AGENDA ITEM

**1. OTAY RANCH VILLAGE DEVELOPMENT INFORMATIONAL PRESENTATION – COUNTY
PLANNING & DEVELOPMENT SERVICES**

Greg Mattson, Project Manager from the County of San Diego Department of Planning & Development Services, gave a comprehensive overview of currently proposed developments in the County's area of Otay Ranch. Mr. Mattson is the County Project Manager for two large developments in the unincorporated County jurisdiction of Otay Ranch – Village 13 and Village 14. Village 13 is north of the Lower Otay Reservoir, and Village 14 is north of Village 13 along Proctor Valley Road. The proposed developments are within the designated planning areas, as outlined in the Otay Ranch General Development Plan/Subregional Plan.

Mr. Mattson first presented on Village 13. Village 13 proposes 1,938 homes, and 40,000 square feet of commercial/office space, a fire station combined with a storefront Sheriff's office, elementary school, a 200-guest room resort and a series of parks and trails. The residential neighborhoods will be within a gated community. The "Village Core" will be the focal point of the community and provides space for a large public park. There are no trails proposed in the preserve itself, but there will be a perimeter trail created along the preserve edge (a 100-foot buffer between the designated preserve and development area). The proposed project was previously analyzed in an environmental document that went out for public review in 2015. Since that time the applicant has developed a new alternative to match the adopted MSCP footprint. This new alternative plan is more condensed (same

number of units but smaller footprint, with efficiencies to entire layout). The global climate change section and alternatives will be recirculated in 2019. Open space will be conveyed to the Otay Ranch Preserve Owner Manager (POM) in phases as the project is constructed. This conveyance will meet the requirements of the Otay Ranch Phase 2 Resource Management Plan. It is anticipated that the project will be presented to the County Board of Supervisors in 2019 for approval.

Committee Member Sanchez asked about the houses. Mr. Mattson replied they will be single-family homes similar to what is seen in Eastlake. No low-income housing is proposed in Village 13.

Committee Member McCoy asked if there was any chance for land swapping to move development further west. Mr. Mattson could not comment on potential land swapping but noted that the project is adjacent to the City of Chula Vista.

Committee Member Galaz asked for more details on the trail that was mentioned around the perimeter of the preserve. The perimeter trail will be located within the preserve edge (a 100-foot buffer along the perimeter of the open space preserve) and include split-rail fencing and signage to protect the preserve, these designated trails will be accessible to the general public. There is a proposed pedestrian-activated crossing west of Village 13 in the lower portion of Otay Lakes Road (between the two reservoirs). The five roundabouts will provide for pedestrian crossings going to and from the development and connect to the east and west trails/pathways. All roads are being improved to accommodate multiuse trails and/or pedestrian access.

Committee Member Joan Schneider inquired about traffic – there seems to be only one road going through the village, and she said about 1,200 cars pass through the area every day. She also inquired about provisions for the animals in the area and how habitat will be preserved. Mr. Mattson noted that traffic was analyzed in the traffic study and the associated environmental document. Mr. Mattson noted there is a major corridor and a planned under-crossing of Otay Lakes Road that will be provided for species. The POM is responsible for restoration, conservation and maintenance of the preserve, and provides an annual report and budget/tasks to the City and the County for adoption. Committee Member Joan Schneider asked who pays the POM? Mr. Mattson explained currently the City of Chula Vista has a Community Facilities District (CFD) for the funding of POM activities and the County will need to establish a similar CFD to have property owners in the Otay Ranch County area to pay into. The existing CFD has grown over the years and has a current annual budget of approximately \$500,000 a year for POM maintenance and monitoring activities. With the combination of the County CFD and the City's CFD funding for the POM budget will increase as development occurs.

Committee Member Carrie Schneider asked if the plan supports Alternative H. Mr. Mattson informed the CAC that what is shown today is not for public review; this is the alternative plan being previewed to the CAC. Mr. Mattson noted that the process is still pending with the wildlife agencies related primarily to the protection of the Quino checkerspot butterfly. When asked if the project will affect existing wildlife corridors, Mr. Mattson stated the existing corridors are known and have been addressed in the environmental documents. Committee Member Carrie Schneider asked if the proposed development plan is consistent with the County General Plan. Mr. Mattson noted yes, the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) is a subset of the County General Plan and the Village 13 project is consistent with the GDP/SRP. The project proposes a General Plan

Amendment related only to traffic and the alignment of Otay Lakes Road. When asked about the greenhouse gas mitigation, Mr. Mattson could not comment given pending litigation on the County's Climate Action Plan.

Committee Member Sanchez asked if there will be a sufficient number of rangers and funds for the preserve. Mr. Mattson noted that once the open space areas are conveyed to the Otay Ranch Preserve, these areas will be managed by the POM and funded by the CFD.

Mr. Mattson proceeded on presenting on Village 14 and Planning Areas 16/19. This development proposal includes Otay Ranch Village 14, Planning Area 16 and Planning Area 19 as outlined in the Otay Ranch GDP/SRP (referred to as Village 14 in the presentation). Village 14 is proposed along Proctor Valley Road just west of the City of Chula Vista and southwest of Jamul. Portions of Village 14 are within the City of Chula Vista and unincorporated County, and portions were purchased by the Otay Water District and the wildlife agencies for conservation purposes. The portion of Village 14 in the unincorporated County includes a Village Core with an elementary school, fire station/sheriff storefront, 10,000 sq.ft. commercial area, and parks. Planning Areas 16 & 19 include 125 ranchette lots that may be sold to owners to build their own homes or a developer for construction. Village 14 also includes a 9-acre school site for the Chula Vista School District. If the school site is not needed, it will be converted into 97 mid-range homes. The project proposes five roundabouts on Proctor Valley Road, as a traffic calming measure and will allow for free-flowing traffic.

A 10-foot multiuse trail/pathway will begin at the City of Chula Vista municipal boundary and then traverse up Proctor Valley Road for 4.5 miles connecting to the Echo Valley Trail in Jamul. An easement from Planning Area 16 park to the trail entrance will also be provided. There are wetlands and cultural aspects to be considered for this trail segment. When asked if there will be a perimeter trail, Mr. Mattson said yes, the applicant is working with County Department of Parks and Recreation (DPR) on the perimeter trail. The County recommends two perimeter trail loops around the Village 14 development phases.

Committee Member Joan Schneider asked how many houses will be developed in Village 14. Mr. Mattson answered 1,119 single-family homes, if the school site is not required.

Committee Member Sanchez inquired about transit. Mr. Mattson noted San Diego Metropolitan Transit System (MTS) does not have plans to extend public transit to the area at this time. However, the development plan will include provisions to allow transit stops within the Village Core in case MTS decides to expand its services in the future.

Committee Member Carrie Schneider asked if this plan is also consistent with the County's General Plan. Mr. Mattson gave the same answer as for Village 13. The project is consistent with the GDP/SRP and there is a proposed General Plan Amendment for traffic and realignment of Proctor Valley Road, not for land use.

Committee Member McCoy asked how the CAC may comment on this concept plan. Mr. Mattson stated that Village 14 has already been circulated for public review. Mr. Mattson encouraged CAC members to attend the Board of Supervisors hearings in 2019, which will provide another opportunity for public comment prior to a final decision on the project approval. Village 13 is being recirculated; however, the recirculation is limited to only include greenhouse gas emissions and new Alternative H. It will go out to public review in 2019.

There will be a 45-day focused comment review period, then the County will merge all changes into a final presentation to the Board of Supervisors in late 2019.

Committee Member Sanchez asked how many more village developments there may be in the future. Mr. Mattson answered there are no current development applications other what has been planned in the unincorporated portion of Otay Ranch. Village 15 has been purchased by wildlife agencies for conservation. Village 17 is east of Village 13, with no plans to develop as of now.

County Staff Member Tylke reminded the CAC that information and weblinks were sent out regarding Village 13 and Village 14 for review and comment. She confirmed that when Village 13 recirculates, information and weblinks will be sent out again.

2. OTAY REGIONAL TRAIL ALIGNMENT STUDY UPDATE – COUNTY DEPARTMENT OF PARKS & RECREATION

County Staff Member Tylke announced there was only one new update since the last Policy Committee Meeting - there was a participant meeting with all directors of land-owning agencies, and they agreed to the map that was presented at the public workshop. All trails under consideration have been agreed upon to move forward for further environmental analysis. At this time, the County will conduct an initial study for the appropriate CEQA documentation. Then there will be detailed environmental analysis, then completion of the study.

3. CAC SUBCOMMITTEE ROSTER

CAC Chairman Vogel announced that there are 2 subcommittees that can be created: Standing Subcommittees that are permanent and have no end term; and Ad Hoc Subcommittees that are temporary. Standing Subcommittees are subject to the Brown Act guidelines; Ad Hoc Subcommittees are not. The Brown Act requires posting to the public within 72 hours of the meeting, posting minutes afterward, and no round robins. Subcommittees report to the CAC Meetings, not to the PC-CAC Meetings. Subcommittees cannot make up more than 50% of the whole CAC (so no more than 10 people). Subcommittees can propose ideas or projects that do not currently involve Joint Staff.

Currently, the CAC has the Trails Subcommittee, Adjacent Development Subcommittee, Economic & Habitat Restoration Subcommittee, and Community Outreach Youth Involvement Subcommittee (COYIS). Committee Member McCoy suggested combining some subcommittees – CAC Chairman Vogel said that while some projects may overlap into multiple subcommittees, their missions are different.

Committee Member Joan Schneider suggested a Standing Subcommittee that meets once a quarter to look at County development stages while the comment periods are open. Staff noted that the Adjacent Development Subcommittee should be the subcommittee reviewing these developments and interested committee members can join the subcommittee. A subcommittee chair and members will need to be identified and CAC members will need to lead this effort.

Chairman Vogel will speak to any new CAC members to find out which subcommittee they would like to serve on. The Chair and Vice Chair will serve as ex officio on all subcommittees. A list of CAC members was passed around and present CAC members

provided notes on which subcommittees they were interested in. This will be reviewed at the next CAC meeting.

4. RANGER REPORT

Western OVRP

Ranger Mika Shimada shared a draft flyer for the next "Discover OVRP Day" on May 18, 2019. There will be kayaking at the lake, mountain biking led by the San Diego Mountain Biking Association, and horseback riding at the Mace staging area. San Diego Audubon Society will have a guided birding hike at the ranger station. The Saturn staging area will be the main celebration area, with crafts and environmental booths ending with a celebration lunch of grilled hotdogs and hamburgers. If any CAC members are available to assist, please contact Ranger Mika.

Eastern OVRP

Ranger Shimada filled in for Ranger Lauren Raduc. The Eastern OVRP is preparing for its holiday event on December 15th from 9:30am-12:30pm. The event will have Santa, crafts and activities throughout the park. There is also an OVRP Passport Event highlighting stargazing this Saturday, December 8th, at 5:30pm at Otay Lakes.

5. CAC CHAIR COMMENTS

CAC Chairman Vogel reminded everyone that the CAC is governed by the Brown Act. There should be no communication via email/phone/in-person that is communicated to a majority of members that expressing opinions or encourage members to vote in certain directions.

6. CAC VICE CHAIR COMMENTS

- None

7. SUBCOMMITTEE REPORTS

a) Adjacent Development Review Subcommittee

- ◆ None

b) Trails Subcommittee

- ◆ Subcommittee Chairman Jack Bransford suggested a new Chair will be needed for this subcommittee, and requested nomination of a new chairman at the next CAC meeting.

c) COYIS

- ◆ None

d) Economic/Habitat Restoration Subcommittee

- ◆ None

8. ADDITIONAL COMMENTS

- Committee Member McCoy thanked everyone for this special meeting and for having Planning & Development Services coming to discuss Village 13 and Village 14. He mentioned that it would be great for Cailin Lyons to present at one of these meetings as she has a great overlay of all 70,000 acres that shows soils, plants, terrain, and future development. Committee Member Carrie Schneider suggested that Cailin should meet with the subcommittee first, but Committee Member Joan Schneider thought it would be

better for her to present to the entire CAC. County Staff Member Tylke reminded the CAC that all the information Dr. McCoy referenced is available online, and was presented at the Otay Regional Trail Alignment Public Meeting and at past OVRP PC-CAC meetings. Ms. Tylke will check and see if there is budget available for Cailin to present to the CAC.

- Committee Member Joan Schneider asked if it would be possible to have copies of photographs of proposed development areas that can be compiled into one book for subcommittees to review. The photographs would be of all parks, trails and roads. County Staff Member Tylke said that existing conditions photos and images are available online. Committee Member Carrie Schneider agreed, referencing free services such as Google Maps, and Google Earth.
- County Staff Member Tylke said if the CAC agrees that this location is better for all future CAC meetings, she will update the calendar with the new address. There were no objections.

MOTION TO ADJOURN – Dr. Mike McCoy, 2nd Joan Schneider
ALL IN FAVOR – 13-0-0

ADJOURNMENT – 3:47 pm

CAC MEMBER ATTENDEES

John Vogel	John Zarem	Omar Sanchez
Robert Miller	Mike McCoy	Joan Schneider
Emma Reese	Jose Galaz	Darin Gray
Kim Peterson	Jack Bransford	Carrie Schneider
David Corrales		

STAFF PRESENT

Melanie Tylke	Joanne Emerick	Greg Mattson
Laura Ball	Mika Shimada	Gerardo Ramirez
Josh Bugiel	Harold Phelps	Michael Walker