

From: [Arturo Ortuno](#)
To: [Mariluz Zepeda](#)
Subject: FW: Comments for 9/25/24 agenda items
Date: Wednesday, September 25, 2024 2:09:56 PM

FYI

Respectfully,

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From: Stephanie Ewest <[REDACTED]>
Sent: Wednesday, September 25, 2024 12:26 PM
To: Arturo Ortuno <aortuno@chulavistaca.gov>
Subject: Comments for 9/25/24 agenda items

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Hello Mr. Ortuño,

I am writing to you today to formally submit my comments opposing the approval of project numbers IS22-0002, GPA22-0001, GDPA22-0001, SPA22-0001, ZC22-0001, and TM22-0002 by applicant GGP-Otay Ranch L.P., which will be discussed in the public hearing planned.

****Opposition to Proposed New Development****

I am writing to express my strong opposition to the proposed development in our community. This project will exacerbate several pressing issues we already face, and I believe it will have a lasting negative impact on the quality of life in our area. Below are the key concerns I would like to raise:

1. ****Increased Traffic, Pollution, and Noise****

The area has already seen a significant increase in traffic, noise, and pollution due to the high number of recent developments. Adding more housing without addressing the existing infrastructure will only worsen these issues. Our streets are congested, air quality is declining, and noise pollution is becoming unbearable.

2. ****Inadequate Public Services****

Our community lacks sufficient public services to support further growth. The area is underserved in terms of police stations, hospitals, and urgent care resources. Without improving these services, we cannot handle a significant increase in population. This will place a strain on emergency services, potentially leading to delays in critical care.

3. **Parking Shortages**

New developments consistently fail to provide adequate parking. Families today often have more than one car, yet developers are not accounting for this in their plans. The resulting parking shortages will create unnecessary tension and inconvenience for current and future residents.

4. **Overpopulation and Burden on Local Resources**

With multiple ongoing construction projects nearby, adding more housing will lead to overpopulation and a severe burden on local resources. Our community is in dire need of more commercial spaces, public parks, and transportation infrastructure, not additional housing developments that are stretching resources thin.

5. **Loss of Outdoor Space for Children**

This new development will eliminate outdoor play and recreation areas for children at the mall daycare center. Our community's children need spaces to play and grow, and we must protect these areas from overdevelopment.

6. **Insufficient Freeway Infrastructure**

The current freeway infrastructure cannot support the anticipated increase in traffic. As a daily user of these roads, I've observed traffic worsening, particularly during peak hours. The 54 freeway is increasingly congested, and access to the 125 toll road is not a viable option for many. The nearest alternative, the 805 freeway, is already difficult to reach due to heavy traffic on local streets. Without significant upgrades to our freeway system, traffic congestion will continue to spiral out of control.

7. **Strain on Community Resources**

Developers continue to build without addressing the high demand for already impacted resources like public services and transportation. Our community is reaching a breaking point. Without thoughtful planning and remediation, new developments will only create more problems for current and future residents.

8. **Prioritizing Profits Over People**

These developments seem to prioritize the interests of profit-driven developers rather than the well-being of our community. I urge you to oppose this proposal and advocate for more thoughtful, community-focused development.

What We Need Instead:

- Investment in **public parks** and green spaces for families and children.
- Improvements in **public transportation** to ease the burden on our roadways.
- More **commercial spaces** to enhance local businesses and create jobs.
- Thoughtful development that takes into account the existing needs of the community.

Please stand with the community and oppose this proposal. Let's focus on building a sustainable, livable environment for all of us—one that prioritizes people over profits.

Sincerely,

Stephanie Ewest

Sent from my iPhone