

Mariluz Zepeda

From: Oscar Romero <[REDACTED]>
Sent: Monday, January 22, 2024 12:33 AM
To: Arturo Ortuno
Subject: Chula Vista Project Number: GPA22-0001, SPA22-0001, ZC22-0001, TM22-0002

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Hi,

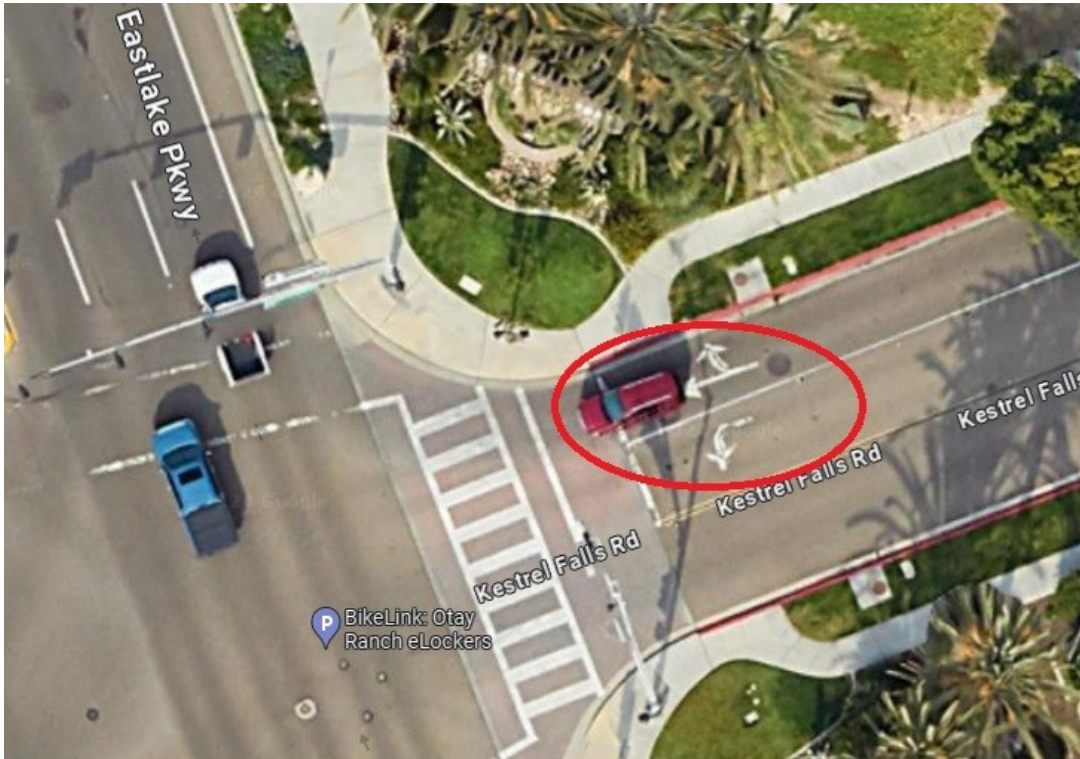
I am a resident of Otay Ranch of over 12 years and received a notice of Public Hearing for the referenced Project Numbers in the subject line (GPA22-0001, SPA22-0001, ZC22-0001, TM22-0002). The notice advises to send comments to this email address, so I am making use of that instruction in hopes my comments and concerns are addressed.

The east Chula Vista community (especially Otay Ranch) is growing at an exponential rate, and the comments of its current residents need to hold more weight as we are the most impacted by any changes from the City of Chula Vista in this area. Developers do not live here, and do not experience the day-to-day impact that residents do. I want to make it clear that I personally oppose these measures.

With this said, the east Chula Vista community is growing tired of the growing number of houses, condos and apartments that are being built in this area. It is deeply disappointing that the area that pays the most property taxes in the city is the least represented by those ridiculous taxes and Mello Roos/CFDs we pay each year. We are severely lacking Middle Schools in the area, so why are we building new houses for people to crowd an already crowded area if there are no schools to send our Middle School-age children? It is a shame that our kids need to be bussed to Rancho Del Rey Middle or Eastlake Middle, which are miles away! Eastlake High just turned 30 years old, so we need new school developments asap!

Build two or three Middle Schools in east Chula Vista first before asking the citizens to approve of any housing projects, period! Instead of condos or shopping areas, build Olympian Middle School, then Otay Ranch Middle School! There is plenty of land to do this behind Millenia. Our tax dollars deserve to be spent in such a way! The city uses our tax money to improve Southwestern College (a deserved task), however, our high school kids are denied use of their swimming pool for sports, and have to resort to asking Mater Dei (private) High School for their pool or have parents drive their kids as far as Mar Vista High School in Imperial Beach! Our community deserves better, and new housing isn't going to help this--it will only serve to enrich developers that are not from Chula Vista.

As for the specific project, there is mention of changes to Kestrel Falls Rd, a street a few blocks from where I live and a street that many in the Windingwalk community take to make a right turn onto Eastlake Pkwy to go to work each morning. However, this intersection is poorly planned and causes unnecessary delays to the working people of Windingwalk. In the image attached below you can see there are two lanes going west on Kestrel Falls (pointing towards the Otay Ranch Town Center): one is a dedicated left turn onto Eastlake Pkwy and another is a shared straight-through and right-turn lane (onto Eastlake Pkwy).



This is a poor design because it takes just one car wanting to go straight through to the Otay Ranch Center to make all the cars behind wanting to make a right turn wait unnecessarily for a green that usually takes 5 minutes to come; this happens when the intersecting MTS Rapid 225 bus is passing through and prevents the green light to Kestrel Falls from coming on. If the city modifies these lanes as in the proposed image below, making the right lane a dedicated right-turn lane and the left lane be the shared straight-through and left-turn lane, it would greatly affect traffic in a positive way. Both the left turn and straight-through traffic need the green line--the right turn lane does not, and cars there can carefully make a right turn without having to wait for cars in front trying to go straight.



One additional change that can be made to Kestrel Falls pedestrian traffic that already exists at the Birch Rd intersections to the Otay Ranch Town Center is to suppress one side of the pedestrian crossing. As a resident of Windingwalk that needs to make a left turn onto Kestrel Falls coming south on Eastlake Pkwy, it is extremely frustrating to have pedestrians use both sides of the crossing, especially when combined with the MTS Rapid 225 taking over the traffic lights and delaying traffic even more. Keeping only the south pedestrian traffic on Kestrel Falls and traffic will improve while people still have a viable crossing path to and from the Otay Ranch Center (see image below).



I hope the city listens to our concerns as we have to suffer the day to day obstacles of living in east Chula Vista, including the poorly planned traffic lights along Olympic Pkwy causing constant and unnecessary stop-and-go traffic just trying to reach the 805 freeway at any time of the day. This is only going to get

worse with more housing developments in the area, including the almost finished housing up the hill between Heritage Rd and Brandywine.

I would appreciate a response from the city regarding my concerns.

Oscar Romero