

6. Restaurant-Retail Building (Building F – 12,500 sf) located along the southern boundary of the project's developed area. Building F shares a common wall with Building D.

Trail Component

The project will construct a multi-use trail suitable for pedestrians and equestrian users. The trail will be 10 feet wide and constructed of decomposed granite material. The trail segments adjacent to the two public streets are proposed as standard trail pathways per the County's Community Trails Master Plan (CTMP). The trail segment within the open space lot will run along the southern edge of the development area (immediately north of the proposed open space area) within a 20 foot wide trail easement and will include a 10 foot wide treadway.

Access

The project requires four access points; one from Ridge Hill Road located on the west side of the project, and three others located along Olde Highway 80; a right-in (only) approximately 200 feet east of the intersection of Olde Highway 80 and Lake Jennings Park Road, a full signalized project entry half way along the project frontage, and a second non-signalized project entry (right in – right out only) near the northeast corner of the property.

Walls and Signage

There will be a comprehensive coordinated sign program designed for the project. It includes a Freeway Pylon Display, Monument Center ID Displays, Monument Signage at the signalized entrance on Olde Highway 80, and a state required Gas Pricing Sign for the gas station, convenience store and car wash Pad.

Parking

The project proposes 389 parking spaces. The project parking is almost entirely located within the central portion of the site and will largely be out of the casual view of traffic on Lake Jennings Park Road and Olde Highway 80. The County of San Diego Zoning Ordinance requires a total of 389 parking spaces to be provided by the proposed project based on the size and uses proposed in the buildings. Therefore, the project meets the parking requirements of the County of San Diego Zoning Ordinance.

Landscaping Plan

A landscape plan has been prepared for the project. The landscape plan incorporates a variety of species that are intended to provide a visual buffer from Interstate 8 and be compatible with the riparian zone associated with Los Coches Creek. The plant palette reflects a selection of native plant material which can naturally be found in riparian zones of Southern California.

1.2 PROJECT ACCESS

The project will have three access points on Olde Highway 80 and one access point on Lake Jennings Park Road. The main access to the project site is provided at Project Driveway 2, which is a future traffic signal, located on Olde Highway 80 approximately 550 feet east of Lake Jennings Park Road. Project Driveway 1 is a right-in only access located on Olde Highway 80 approximately 200 feet east of Lake Jennings Park Road. Project Driveway 3 is another right-in/right-out only access located on Olde Highway 80 approximately 750 feet east of Lake Jennings Park Road. Project Driveway 4 is a stop-controlled full access driveway located on Ridge Hill Road approximately 200 feet south of Olde Highway 80.

1.3 STUDY AREA

The study area includes locations that are expected to be affected by the proposed project. The scope of the study area is based on the County of San Diego guidelines which specify that an intersection or roadway segment should be analyzed if it will carry 25 project peak hour directional trips. The study area is shown in Figure 1-1. The specific study area includes sixteen (16) roadway segments, fifteen (15) intersections and two freeway mainline links.

1.3.1 Roadway Segments

- Olde Highway 80 from Lake Jennings Park Road to Project Driveway 1
- Olde Highway 80 from Project Driveway 1 to Project Driveway 2
- Olde Highway 80 from Project Driveway 2 to Project Driveway 3
- Olde Highway 80 from Project Driveway 3 to Rios Canyon Road
- Olde Highway 80 from Rios Canyon Road to Pecan Park Lane
- Olde Highway 80 from Pecan Park Lane to Chimney Rock Lane
- Mapleview Street from Ashwood Street to Pino Drive
- Lake Jennings Park Road from Pino Drive to El Monte Road
- Lake Jennings Park Road from El Monte Road to Jack Oak Road
- Lake Jennings Park Road from Jack Oak Road to Harritt Road
- Lake Jennings Park Road from Harritt Road to Blossom Valley Road
- Lake Jennings Park Road from Blossom Valley Road to I-8 Westbound Off-Ramp
- Lake Jennings Park Road from I-8 Westbound Off-Ramp to Olde Highway 80
- Lake Jennings Park Road from Olde Highway 80 to Project Driveway 4
- Ridge Hill Road from Lake Jennings Park Road to Cordial Road
- Rios Canyon Road south of Olde Highway 80

1.3.2 Intersections

- Mapleview Street and Ashwood Street
- Mapleview Street and Pino Drive
- Lake Jennings Park Road and El Monte Road
- Lake Jennings Park Road and Harritt Road
- Lake Jennings Park Road and Blossom Valley Road
- Lake Jennings Park Road and I-8 Westbound Off-Ramp
- Lake Jennings Park Road and I-8 Eastbound Off-Ramp
- Olde Highway 80 and Project Driveway 1
- Olde Highway 80 and Project Driveway 2
- Olde Highway 80 and Project Driveway 3
- Olde Highway 80 and Rios Canyon Road
- Olde Highway 80 and Pecan Park Lane West
- Olde Highway 80 and Pecan Park Lane East
- Ridge Hill Drive and Project Driveway 4
- Rios Canyon Road and Pecan Park Lane

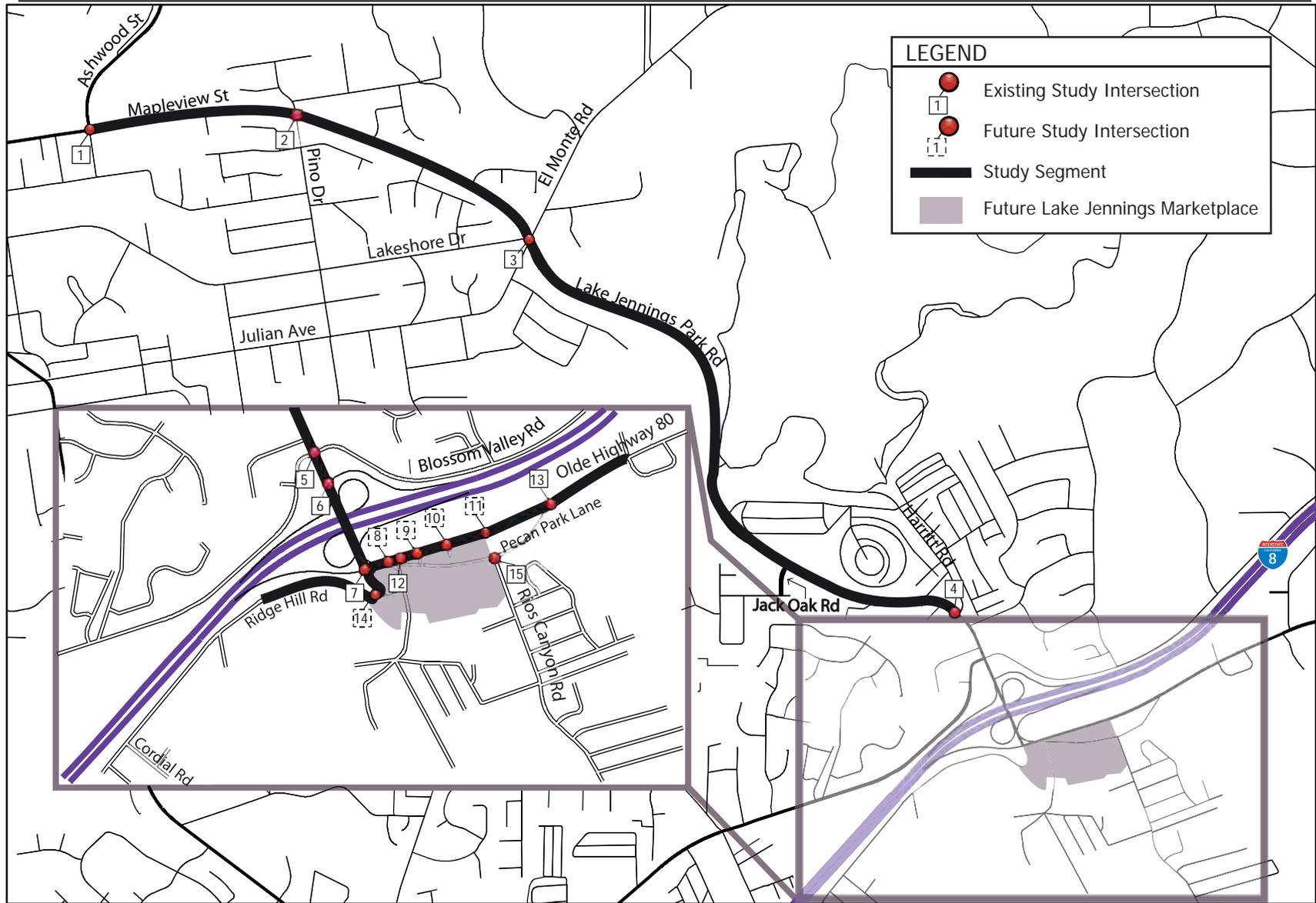


Figure 1-1
Project Study Area

