

<p><b>Neufeld, Darin</b></p> <hr/> <p><b>From:</b> stevescasa@cox.net  <b>Sent:</b> Thursday, December 10, 2015 9:27 PM  <b>To:</b> Neufeld, Darin  <b>Subject:</b> Lake Jennings Marketplace</p>	
<p>Darin,          As you must be aware by now, this is an old DEFEATED proposed project, soundly REJECTED by the community as a near whole, PRIOR to the BOS made the mistake of allowing the developer to build the FAILED condo project we are mostly very happy will never get built.          With that in mind, may I say, bringing this mess up AGAIN after all these years and with the failure of the closest grocery store, following the FTC's debacle causing Vons to leave the area. Know this, Vons was suffering in that location due to the Walmart doing as they usually do, ruin competition. Nobody can compete with a Walmart and that is why this developer has had a horrible time finding an actor tenet for his dream disaster in our RURAL Part of the County.          For the people who used that store instead of the Walmart there, it's loss was great. BUT, IF another grocery store was truly needed or wanted in the area, why didn't any of the major grocery chains move to cease the OPPORTUNITY, Higgins moving out would have appeared to have created?          All I continue to see is developers dying to ruin the very reason most of the residents in the area moved here for, Open Areas without all the hassles of living closer into town. We like it the way it is and has been for 33 years and to change it now, with all of the objections to the very idea and with the facts of the closest shopping center, where they cannot currently keep all of their units rented!          This developer had no luck finding a builder to make his condo nightmare a reality. Said so himself. He also said Ralph's wanted no part of the proposed center so he pulped the idea and went for condos.          Seem he is more interested in leaving us with a mess we can do completely WITHOUT. So far, 33 years worth, we have done exceedingly well without the condos or a shopping center on the corner of the exit from the freeway, which is already a mess during rush hours and much of the day.          IF I am reaching the wrong person to make these comments please contact me with the right persons contact info. I cannot tell you just how many times I have walked to every one of the homes in our neighborhood and asked each owner how they feel about these two proposed projects and have never had trouble getting 600 or more signatures AGAINST IT!          At this time I am recovering from major spinal reconstructive surgery and am not attending meetings. My only way of showing my huge displeasure with this developer and the county for allowing him to change what he wants to build every few years.          This has got to stop and without allowing him to hold this area hostage.          We are a rural neighborhood and have no need for another shopping experience of any type other than what the area is or was originally zoned for, which would allow SMALL housing and SMALL commercial expansion, both of which would be a much better fit and a much easier sell for the entire areas.          I have previously submitted a plan to develop the area in this way, with no comment for the BOS at all.          Keep in mind, this is an OLD OUTDATED PLAN with no acceptance at any time, including and especially NOW!          I would be happy to discuss any part of this proposed problem for US! Mainly the traffic and lack of safe bus stops out of the traffic lanes..... research the issue as to how it went down the last time and see all the fighting it took to convince the BOS a condo project was the best use of that land!          This has been an ignorant waste of county and taxpayers time and money!          Steve A Hogue          619-246-8825          Sent from Mail for Windows 10</p>	<p>I-1 I-2 I-3 I-4 I-5 I-6 I-7 I-8 I-9 I-10 I-11 I-12</p>
<p><b>Response to Comment Letter I</b>  <b>Steve Hogue</b>  <b>December 10, 2015</b></p>	
<p><b>I-1</b></p>	<p>This comment letter does not address the adequacy of the Draft EIR. Rather, this comment expresses opposition to the project and questions the merits of the project. Therefore, no further response is required. These comments are included in the Final EIR and will be considered for approval by the County Planning Commission and Board of Supervisors.</p>
<p><b>I-2</b></p>	<p>See response to comment I-1.</p>
<p><b>I-3</b></p>	<p>See response to comment I-1.</p>
<p><b>I-4</b></p>	<p>See response to comment I-1.</p>
<p><b>I-5</b></p>	<p>Comment noted.</p>
<p><b>I-6</b></p>	<p>See response to comment I-1.</p>
<p><b>I-7</b></p>	<p>See response to comment I-1.</p>
<p><b>I-8</b></p>	<p>See response to comment I-1.</p>
<p><b>I-9</b></p>	<p>The “plan” as referenced as being submitted by the commenter during the environmental review process for the previously proposed project was not provided as part of the currently proposed project’s public comment period for the EIR. Therefore, no further response is necessary.</p>

	<p><b>I-10</b> The County disagrees that the currently proposed plan is “outdated.” The Lake Jennings Market Place site plan was prepared in 2015, has been reviewed by the County’s Planning &amp; Development Services Department, and meets all the required standards (e.g., fire access, parking). The currently proposed plan is 20 percent smaller than the previously proposed commercial center project.</p> <p><b>I-11</b> The proposed bus stop location has been reviewed and accepted by MTS as part of the site plan design and review. The proposed bus stop design will meet all safety standards of MTS and the County. Please refer to Section 2.7 Traffic/Transportation of the Final EIR for a detailed discussion of the bus stops and traffic improvements related to the proposed project.</p> <p><b>I-12</b> See response to comment I-1.</p>
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