

<p>Neufeld, Darin</p> <hr/> <p>From: Joe Brunetto <joebrunetto@gmail.com> Sent: Thursday, December 10, 2015 8:58 PM To: Neufeld, Darin Subject: Lake Jennings Market Place EIR</p> <p>This is Giuseppe Brunetto, property owner of 14110 Olde Highway 80 and 14120 Olde Highway 80, El Cajon, 7/11, taco shop, travel agency, beauty salon and Marechiaro's Italian Restaurant also representing Hunters Liquor and land owner of Burger King.</p> <p>Here is some history to this property in the three EIR's it has had now -</p> <ol style="list-style-type: none"> 1. Since 1998, the owners started buying all the lots across the street from our properties. Before it was zoned condos Lake Jennings Village, a residential development, of the 13 acres, only 2 acres were zoned commercial, three parcels on Olde Highway 80, not including the corner which would be just East of Pecan Lane. The other 11 acres were zoned agricultural. The condos were the compromise to the Lake Jennings Market Place which they withdrew their application in 2005. 2. The reason the shopping center was failed was due to traffic congestion and three new traffic lights within a quarter mile of Olde Highway 80 at Lake Jennings Park Road. 3. The project was too large for the area. 4. Business on the North side of Olde Highway 80 would have been adversely impacted with the raised median and traffic would have to make u-turns at the traffic light each way to access. 5. There was over 1,000 signatures in opposition to this project. 6. It was voted down twice by the San Diego Planning Commission. Board of Supervisors could not vote because it was incomplete and needed an EIR. Board of Supervisors never voted again because it was withdrawn. <p>The new proposed project was brought in front of the Lakeside Planning Group for a vote in October, 2014. These same concerns came up and the Lakeside Planning Group was going to vote on it, there was a motion to deny the entire Lake Jennings Market Place project application but the Chairwoman asked for a continuance on the vote. It is still on the table to be voted on but the continuance has never followed thru to vote at the next meeting.</p> <p>In 2015, we have the same problems but more severe. There is no need for more shopping centers in this area. On Los Coches, the Walmart Shopping Center there are seven vacancies, one available pad for a free standing building, grocery store has closed in this same center as well as in Lakeside. Barrons in Alpine opened this year and Walmart also sells groceries and food. There are two gas stations in the immediate area, 7/11 and Mobil Gas Station and Jack In The Box across Lakes Jennings Park Road.</p>	<h2>Response to Comment Letter K</h2> <p>Giuseppe Brunetto December 10, 2015</p> <p>K-1 This introductory comment is noted.</p> <p>K-2 Items #1, 2, 3, 5 and 6 express opposition for the project but do not address the adequacy of the Draft EIR; therefore no further response is required. Regarding Item # 4, traffic impacts were adequately analyzed in Section 2.6 Traffic/Transportation of the Draft EIR. Street improvements associated with the project have been designed so as to maintain adequate access to the businesses located north of Olde Highway 80 (immediately north of the project site). As shown on Final EIR Figure 1-1 Site Plan, improvements to Olde Highway 80 include a neutral lane, with dedicated left turn pockets into the existing commercial area north of the project site. Therefore, motorists would not be required to make U-turns at traffic lights in order to access this adjacent commercial area.</p> <p>K-3 The proposed project was unanimously approved by the Lakeside Planning Group at its February 4, 2016 meeting. This comment does not address the adequacy of the Draft EIR; therefore, no further response is required.</p> <p>K-4 It is acknowledged that other storefront vacancies do exist in surrounding areas. However, this comment does not raise a specific issue on the Draft EIR and therefore, no further response is necessary.</p>
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<p>With Lake Jennings Market Place, there would be two stop lights, possibly three and u-turns for the businesses on the North side of Olde Highway 80 with easy access for the new project because they can use Ridge Hill Road to exit to go back onto Interstate 8.] K-5</p> <p>With the current zoning for the 160 Condos, there is only one stop light at Lake Jennings and Olde Highway 80, no entrances to the condos from Olde Highway 80. Entrances would come from Rios Canyon Road and Ridge Hill Road. This would not affect traffic on Olde Highway 80 and make for smooth traffic flow including the new Tractor Trailer Supply store currently being built.] K-6</p> <p>In conclusion, the best project for this area is the condominiums, not commercial. There is a need for more housing. I feel that the owners are trying to make more money by attempting to change to commercial zoning and not what is best for the area since they do not live in the area, it is all about profit for them. The owners came to me when they were going to apply for the application and I asked them why don't you building condominiums and they said they only build shopping centers. They should sell the property to an investor who will build condominiums.] K-7</p> <p>As of December 9th, we currently have petitions with over 300 signatures opposing the EIR and the Lake Jennings Market Place.] K-8</p> <p>My family has owned Marechiaro's Italian Restaurant since 1955. We have been in East County for 60 years and we are a part of this community. They live in Solana Beach.] K-9</p> <p>Please feel free to contact me with any questions.] K-10</p> <p>Giuseppe Brunetto 619-887-9524</p>	<p>K-5 A total of two stop lights are proposed as part of the traffic improvements associated with the project. The street improvement plans allow for left turns (traveling eastbound on Olde Highway 80) into the existing commercial center located north of the project site. Therefore, motorists would not be required to make U-turns at traffic lights in order to access this adjacent commercial area.</p> <p>K-6 The commenter is correct regarding the description of circulation improvements associated with the previously approved residential project. All traffic impacts associated with the currently proposed commercial project will be mitigated and Olde Highway 80 would operate to County standards. The project Applicant coordinated with the Tractor Supply Project applicant and County of San Diego Department of Public Works to design roadways for traffic.</p> <p>K-7 Comment noted. This comment does not address the adequacy of the Draft EIR; therefore, no further response is required.</p> <p>K-8 Comment noted. Signed petitions indicating opposition to the project are provided in Appendix P of the Final EIR. This comment does not address the adequacy of the Draft EIR; therefore, no further response is required.</p> <p>K-9 Comment noted. This comment does not address the adequacy of the Draft EIR; therefore, no further response is required.</p> <p>K-10 Comment noted.</p>
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