

December 27, 2015

County of San Diego  
5510 Overland Ave, Suite 310  
San Diego, Ca 92123

Attn: Darin Neufeld, Project Contact

RE: Lake Jennings Marketplace

Dear Darin,

This is a followup to my letter I sent to you via email on December 10th, 2015. I have additional information and conclusion and alternative to the shopping center.

L-1

First, in the Lake Jennings Marketplace EIR, opening paragraph states the village residential (VR-15) that the Board of Supervisors August 5th, 2009 changed the commercial portion to residential. I want to make clear that less then 2 acres was commercial of the overall 13 acres. Which in actuality is approximately 10% of the entire property. That specific section is East of Pecan Lane which does not include the corner which was agricultural.

L-2

Second, also stated, the previous project which is the 160 condominiums is no longer feasible. Is no longer feasible to whom, Keith Gregory the land owner? The County needs more housing, not more vacant shopping area.

L-3

Third, with this project the raised median creates shortened left turns into the 7-11 property and we would lose six parking spaces on Olde Highway 80 because of the double lanes. This is the only area of Olde Highway 80 where there would be double lanes.

L-4

In conclusion, I am disappointed with Keith Gregory and his partners. In 2005, he called me and said they were not going forward with Lake Jennings Marketplace and they were not going to go to the Board of Supervisors and they were withdrawing their application. We were happy to hear this after 5 years of opposition. They said they were going to pursue condominiums and we agreed and we did not oppose their application for the condominiums and that was a good alternative to the shopping center. In 2014 they came to my restaurant and said they were going to apply for a shopping center again. When I asked about the 160 Condominiums they were going to build, they answered with, " We build shopping centers, not condominiums". I asked if the land was for sale and they said

L-5

Response to Comment Letter L

Guiseppe Brunetto  
December 27, 2015

**L-1** Comment noted.

**L-2** The commenter summarizes background of the project site and zoning designations. However, this comment does not address the adequacy of the Draft EIR or proposed project; therefore, no further response is required.

**L-3** The feasibility of the previously proposed residential project is not applicable to the currently proposed commercial project. The proposed project is seeking a General Plan Amendment, Rezone, and other associated actions.

**L-4** The traffic improvements associated with the project are consistent with the County's Circulation Element Roadway Classification for Olde Highway 80, which is designated as a 4-lane major roadway.

No parking is currently permitted along Olde Highway 80 in the area of the project and the existing commercial center (which is located immediately north of the project site and Olde Highway 80). Therefore, there would not be a loss of six legal parking spaces as suggested in this comment.

Additionally, legal access to the existing commercial development north of the project site will be maintained as part of the proposed project roadway improvements. The project proposes widening of Olde Highway 80 and the addition of travel lanes to make the road a four-lane Collector with bike lanes and no parking. This improvement

yes for \$9,000,000. Being in East County for 60 years, I know many construction people who come to my restaurant and there are developers interested to build condominiums for a fair price on the land. I feel the current zoning for condominiums is the correct use for the area and the needs of the area. The south side of Olde Hwy 80 is all residential for about 3/4 mile.

L-5  
Cont.

Sincerely,



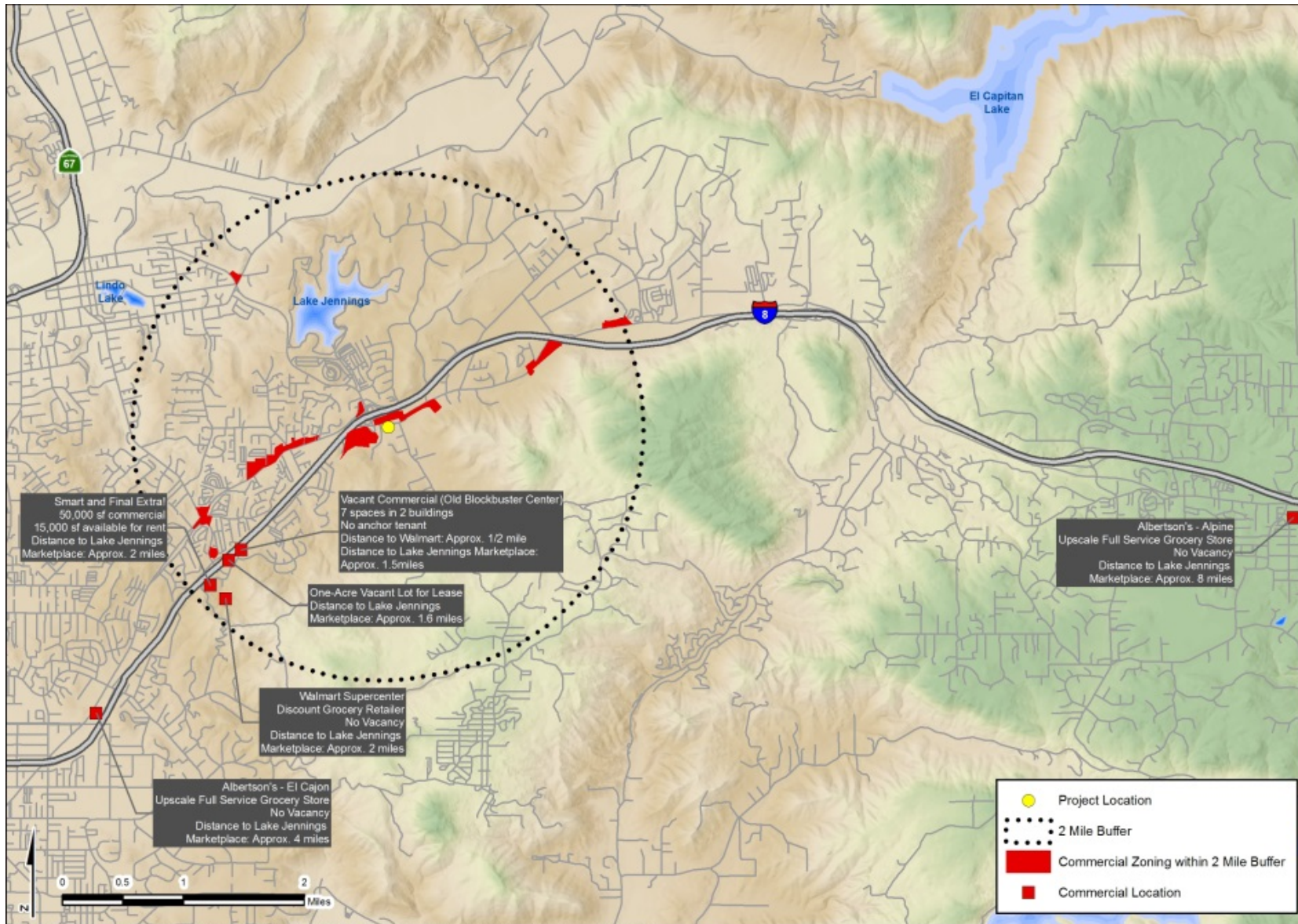
Giuseppe Brunetto  
Land owner 14110 Olde Hwy 80 and 14120 Olde Hwy 80, El Cajon  
7-11 store and Marechiaros Italian Restaurant

would remove some of the current turning lane, but would not construct any medians or other barriers to limit access to existing businesses on the north side of Olde Highway 80. 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. Drivers on eastbound Olde Highway 80 can make a left turn to access the building businesses from the reduced center turn lane, though it may not be as convenient as in the pre-project condition. The overall length of the center turn island would be reduced to allow for installation of intersection control devices for the proposed project. The Olde Highway 80 street improvements, including center turning island, would be constructed to the County of San Diego Public Roads standards. Vehicles that do not wish to make the left turn across the west-bound traffic can make a u-turn at the light at intersection of Olde Highway 80/Project Driveway 3. Therefore, access would not be blocked to the businesses.

**L-5** This comment primarily summarizes the commenter’s past history with the project site and previous opposition. With regards to the proposed use of the site, a General Plan Amendment and Rezone is being requested to allow the development of the site with a commercial use. The commercial use is considered appropriate for the project site as there is existing and planned commercial uses to the west, north, and east of the site (see RTC Figure 1 – Commercial Areas within Two Miles of Project Site). As stated on Final EIR page 3-99, the project site is currently adjacent to the C-2 General Commercial Designation on three sides of the property. Further, the site is easily accessible from the freeway. As stated on Final EIR page 3-41, the proposed project is located adjacent to I-8, at the

	terminus of the eastbound off-ramp at Lake Jennings Park Road.
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RTC FIGURE 1 – COMMERCIAL AREAS WITHIN TWO MILES OF PROJECT SITE



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