

Neufeld, Darin

From: Susie Tozier <stozier1@yahoo.com>
Sent: Sunday, January 03, 2016 8:32 PM
To: Neufeld, Darin
Cc: Susie Tozier
Subject: Lake Jennings Marketplace

PDS2014-GPA-14-005, PDS2014-REZ-14-004, PDS2014-TM-5590, PDS2014-STP-14-019, PDS2014-ER-14-14-013

The information provided reflects that there will be an increase in traffic on Lake Jennings during the hour of the retail center especially peak hours. The plan does not identify the how this increase will impact the street located at the intersection of Lake Jennings and Blossom Valley/Old Hwy 8, Rancho Del Villa. With the increase in flow of traffic how will the residents be able to access Lake Jennings. Now during peak times, we are at the mercy of the flow of traffic to exit the street. There needs to be a study or resolution as to how to help those who live on Ranch Del Villa. By ignoring this street, you may be denying the residents access to the street but also emergency services. You may not think this will happen. What happens if there is a traffic jam and emergency services cannot access our street.

N-1

This issue was addressed at Los Coaches/Lamplighter/E. Lakeview when the signal was installed. This should be the resolution to Lake Jennings and Rancho Del Villa.

N-2

More and more construction is happening. Residents of Lakeside, Santee, and Poway use Lake Jennings to access Hwy 8. More and more cars use this road. A lot more will come when the Marketplace is completed. Help this small street. Install a signal like the one at Los Coaches/Lamplighter/E Lakeview. We have the right to have access to the road. We have rights to Emergency Services Access to our homes.

N-3

I know this is an additional cost to the plan. BUT YOU MUST ADDRESS THIS NOW!

N-4

Sincerely,
 Susie Tozier
 14074 Rancho Del Villa
 Lakeside, CA 92040

Response to Comment Letter N

Susie Tozier
 January 3, 2016

N-1 The intersection of Blossom Valley Road/Lake Jennings Park Road was analyzed as part of the traffic analysis for the project. For the Existing + Project condition, no significant impact to this intersection has been identified (see Final EIR Table 2.7-6). For the Cumulative + Project condition, a significant impact has been identified for the PM peak hour (see Final EIR Table 2.7-10). Implementation of Mitigation Measures M-TR-3 and M-TR-9 would reduce impacts at this intersection to a level less than significant.

Public services impacts are analyzed on Final EIR page 3-62.

N-2 Please refer to response to comment N-3.

N-3 As part of the project’s roadway improvements, a “Keep Clear” zone will be added to the Rancho Del Villa intersection. This “Keep Clear” zone is shown on the street improvement plans for the project. The addition of a new traffic signal at this location is not possible as placement of a new signal at this location would not meet the County’s separation standards from the existing signal located on Blossom Valley Road. Implementation of proposed traffic mitigation measures would reduce the traffic impacts to a level less than significant level. No additional improvements, such as those suggested in this comment, are required in order to mitigate traffic impacts associated with the project.

	N-4 Comment noted.
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