

January 4, 2016

TO: Darin Neufeld
 Planning and Development Services

SUBJECT: Comments on the draft Environmental Impact Report for LAKE JENNINGS MARKETPLACE, PDS2014-GPA-14-005, PDS2014-REZ-14-004, PDS2014-TM-5590, PDS2014-STP-14-019, LOG NO. PDS2014-ER-14-14-013

1. Aesthetics: A significant and unmitigated impact exists. The above ground power and communication lines negatively impact the visual environment of the area, contribute to visual blight, and are entirely inappropriate with a new commercial development of this size. If the 69KV transmission lines cannot be undergrounded, there is no reason why the other overhead lines should not be undergrounded, reducing the visual clutter. In addition, retaining the 12KV and communication lines will potentially result in topping of the perimeter trees as they mature. The new power poles may also intrude into the pedestrian sidewalks.

Q-1

If there are arguments that it will not be feasible to underground 69KV transmission lines, I would refer to the following document where SDG&E is undergrounding 69 KV lines in the Cleveland National Forest, in the area of Olde Highway 80, to both reduce visual impacts and to fire-harden existing wooden poles.

Q-2

<https://www.sdge.com/sites/default/files/regulatory/CNF%20Revised%20PDR%2004-15-13-0.pdf>

I would also note the area of the Lake Jennings Marketplace is identified as a very high fire hazard severity zone.

Q-3

Submitted by,
 Janis Shackelford
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Response to Comment Letter Q

Janis Shackelford (Letter 2 of 2)
 January 4, 2016

Q-1 Please refer to response to comment P-3.

Q-2 As described in response to comment P-3, the proposed project would not construct new electric lines and the relocated lines are not proposed underground. In addition, the document provided by the commenter is a Plan of Development SDG&E prepared to consolidate their electric facilities on federal land under one Master Use Permit. Lakeside and the proposed project area are not included in the Master Use permit area. As discussed in Final EIR Section 3.1.1, impacts related to aesthetics would be less than significant.

Q-3 The project site is located within a “Very High Fire Hazard Zone” as identified on Final EIR Figure 2.4-2. As such, a Fire Protection Plan has been prepared for the project and approved by the County Fire Marshall. It should be noted that the existing wood power poles would be replaced with steel poles that would further reduce fire hazards.