

Neufeld, Darin

From: Joe Brunetto <joebrunetto@gmail.com>
Sent: Sunday, September 04, 2016 8:51 PM
To: Neufeld, Darin
Subject: Recirculation EIR for Lake Jennings Marketplace

September 5, 2016

Re: Lake Jennings Marketplace Recirculation EIR

Dear Darin Neufeld,

I, Giuseppe Brunetto, owner of Marechiaro's Italian Restaurant 14120 Olde Highway 80 (North side) am writing this letter in response to the recirculation of the draft Environmental Impact Report for Lake Jennings Marketplace. Since the opening of Tractor Supply Company which opened in August 2016, this has opened up Olde Highway 80. The re-striping of Olde Highway 80 and Lake Jennings Park Road has created more street parking for Olde Highway 80 and wider turn lanes. With Lake Jennings Marketplace we lose all street parking, double lanes, have raised medians, and u-turns would have to be made to access business on North side of Olde Highway 80. The left turn into 7-11 will back-up traffic. Just across on the south side would be an entrance for gas station which will be easier to enter because of the proposed raised median for Lake Jennings Marketplace which would create:

- Loss of business for 7-11 gas
- Loss of street parking for current business, delivery trucks would have to make U-turns
- Raised medians that would deter from using current business
- Would require U-Turns to access current business due to proposed second stop light to be added for Lake Jennings Marketplace.

Y-1

The existing zoning will create less green gas emissions. The urban residential (RU-15) was the alternative from the last EIR for Lake Jennings Marketplace which ended in 2005. This became Village Residential with a general plan amendment in 2009.

Y-2

The 165 condominiums that were planned for would not create an impact on Olde Highway 80. Entrances and exits are from sides of Rios Canyon Road and Ridge Hill Road. One stop light at Lake Jennings Park Road and a Stop sign at Rios Canyon Road. Business on North side are not impacted with traffic. This is why condominiums were accepted by the San Diego Board of Supervisors and NOT Lake Jennings Marketplace.

Y-3

There is a great need for more housing in San Diego County. The San Diego Housing Authority shows there is 25%-42% shortage in housing currently. Main issue being supply and affordability. Number of starter homes has declined 43.6% in the past 4 years and trade-up homes are down by 40%.

Y-4

There is not a need for more commercial in this area. There is enough commercial up and down Olde Highway 80. Vacancies in commercial are available from Alpine thru Lakeside and El Cajon. We have had grocery stores close and stores go out of business leaving building space available throughout the area. There is a pad for sale and more vacancies at the Old Block Buster Center off Camino Canada and East County Drive in El Cajon. There is just no justification for allowing another shopping center here in the east county area.

Y-5

Sincerely,
 Giuseppe Brunetto, Owner Marechiaro's Italian Restaurant

Response To Comment Letter Y

Guiseppe (Joe) Brunetto
 September 4, 2016

Y-1 The commenter expresses opposition for the proposed project and this comment is noted.

As discussed in response to comment L-4, 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 legal parking spaces as suggested in this comment.

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 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. As described in response to comments K-2, 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). 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

	<p>commercial area. As described in response to comment K-6, 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>Y-2 Comment noted. The EIR recognizes that the current residential zoning of the project site would generate less traffic than the currently proposed commercial project, and in turn, less GHG emissions. Please refer to response to comment V-6.</p> <p>Y-3 The commenter states that the previous residential project would not result in an impact to Olde Highway 80; however, as the comment is not directly related to the proposed project and does directly raise an issue with the adequacy of the EIR, no further response is required.</p> <p>Y-4 The commenter states the need for housing in San Diego County. As the comment is not directly related to the proposed project and does directly raise an issue with the adequacy of the EIR, no further response is required.</p> <p>Y-5 Please refer to response to comment Y-1.</p>
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