

From: Anna Brunetto <annabrunetto@gmail.com>
 Date: September 12, 2016 at 11:13:59 AM PDT
 To: <darin.neufeld@sdcountry.ca.gov>
 Subject: Lake Jennings Marketplace

Dear Darin Neufeld,

I am the daughter of the owner of Marechiaro's Italian Restaurant 14120 Olde Highway 80 (north side) and am writing this letter in response to the recirculation of the draft Environmental Impact Report for Lake Jennings Marketplace.

Z-1

There is no way to justify additional commercial space in this area. Vacancies in commercial space are available from Alpine through Lakeside and into El Cajon. Almost each commercial space has at least one vacancy and these are not just temporary vacancies. Several months or years go by with no new tenants. 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. The former Vons off Camino Canada has been replaced with a Smart and Final, but only half the space has been utilized. The other portion remains vacant with a security guard to avoid vandalization and "squatters". Another shop at the same shopping center is going out of business and yet another space will be vacant. There is no justification for allowing another shopping center here in the east county area when clearly there is more supply than demand.

Z-2

The existing zoning is for residential housing. 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%.

Z-3

The urban residential (RU-15) was the alternative from he last EIR for Lake Jennings Marketplace which ended in 2005. This became Village Residential with a general plan amendment in 2009. In 2005, the applicant withdrew the application for the shopping center after the 2nd time they lost to the San Diego Planning Commission. They notified us that they were going to go forward with the condo plan as this was the alternative to Lake Jennings Marketplace. All this being said, in 2014, they came back to us stating that they don't build condos and they only build shopping centers.

Z-4

In addition to the oversupply of commercial space in the east county area and need for residential housing, the proposed Lake Jennings Marketplace will cause the following:

- 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.

Z-5

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.

Z-6

Sincerely,
 Anna Brunetto James, Marechiaro's Italian Restaurant

Response To Comment Letter Z

Anna Brunetto James
 September 12, 2016

Z-1 This introductory comment is noted.

Z-2 The commenter expresses opposition for the proposed project and this comment is noted. However, because this comment does not raise any specific issue related to the adequacy of the Draft Revised EIR (see response to comment V-9), no further response is required. Please also refer to responses to comments K-2 through K-8.

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

Z-4 Please refer to response to comment Z-2.

Z-5 Please refer to response to comments Z-2 and Y-1.

Z-6 Please refer to response to comment Z-2.