

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject

Off-Site Circulation Element Road Improvements for Major Subdivisions, Large Scale Projects, and Major Use Permits

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Purpose

To determine the off-site Circulation Element road improvements which the Board of Supervisors will require for major subdivisions, large scale projects, and major use permits to mitigate traffic impacts to the existing and future Circulation Element network.

Background

Major development proposals throughout the unincorporated area of the County have varying degrees of impact on the Circulation Element road network. Some impacts are most severe immediately after construction until other facilities are constructed. To alleviate short and long-range traffic impacts associated with development proposals, off-site road improvements must be made. Conditions for improvement will be established by the Planning Commission or the Board of Supervisors. The developer must make these improvements to satisfy conditions of development. Only those roads shown on the Circulation Element which are off-site of the project are subject to this policy. Road improvement for local roads for the benefit of the project are in addition to the requirements of this policy.

Definitions

Local Interest Roads - Roads which provide access to adjacent land and are required by the County as a condition of the development.

Countywide Interest Roads - Roads which carry major movements of traffic and serve to collect traffic from local roads and streets to the arterial street system. These can be prime arterials, major roads, or collector roads.

On-Site Road - A road or portion of road that is entirely within the boundary of a development or that abuts a development on its boundary.

Off-Site Road - A road or portion of road that does not touch the project's boundary.

Policy

It is the policy of the Board of Supervisors that off-site Circulation Element road improvements for major subdivisions, large scale projects, and major use permits will be required in the following manner:

1. The developer will submit a traffic study to the Department of Public Works which shall specify the proposed project's future traffic impacts on the Circulation Element roads in the vicinity of the project. The Department of Public Works will review the

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traffic study to determine whether it appropriately addresses the proposed project's traffic impacts on the Circulation Element roads in the area.

2.The Department of Public Works will determine the percentage of traffic from the proposed project on the Circulation Element roads in the area for the existing and future road system.

3.The developer will submit an estimate to the Department of Public Works of the type and cost of off-site improvements to the Circulation Element roads. The Department of Public Works will determine the amount of improvements needed to serve the project, based on the percentage of future traffic growth attributed to the major subdivision, large scale project, major use permit, and other generators of traffic.

4.The Department of Public Works may determine that public health, safety and welfare are best served by improvement conditions other than the immediate construction of off-site road facilities adjacent to the project. In such cases the Department shall advise the Planning Commission of the preferred alternative improvements. Such improvements may include the construction of equivalent facilities in alternative locations so long as the recommended location and improvements bear a reasonable relationship to the service demand generated by the subject project. Such alternatives may also include the deferred construction of the required improvement. Deferred construction shall be assured through security agreements sanctioned by separate County policy. The payment of a fee in lieu of actual improvement is not an alternative authorized by this policy.

Sunset Date

This policy will be reviewed for continuance by 12-31-2014.

Board Action

11-9-83 (15)

7-26-88 (43)

12-12-89 (49)

7-14-99 (4)

06-23-04 (12)

12-09-08 (33)

09-25-12 (11)

12-03-14 (4) (RESCINDED)

CAO Reference

1. Department of Public Works
2. Department of Planning and Development Services