

**Montecito Ranch
Project Description
June 4, 2013**

The Montecito Ranch revised VTM is a request to modify project conditions related to road conditions for the previously approved Vesting Tentative Map 5250 RPL-6, which was approved 5-0, by the Board of Supervisors on August 4, 2010. Minor revisions to the Vesting Tentative Map and Preliminary Grading Plan are a part of this request. The grading plan has been modified to reduce excavation and balance the site. The final grading plan conforms more with the natural terrain in order to minimize cuts and fills. Overall the project has reduced the cut and fills quantities by 450,000 CY. The project will balance on-site. The proposed revisions to the projects off-site road conditions are a result of the current conditions being in excess of the requirements for direct traffic impacts and mitigation requirements. These offsite roadway segments include Montecito Road, Montecito Way and Ash Street. The segment improvement for Montecito Road has been removed. The proposed improvements for Ash Street will be modified to better correspond to the existing improvements and community character adjacent to existing properties and homes. This segment will be improved to 40 feet of paving with a 5 foot pathway on the south side. The design speed will also be reduced to 25 mph. Intersection improvements will still be constructed to mitigate all direct impacts at SR-78 and Ash Street. On-site Montecito Way will require ½ width improvements along the western property line. Off-site Montecito Way will provide for 28 feet of paving from the project boundary to Montecito Road. The on-site Montecito Ranch Road has been modified to remove the previously proposed median and oversized parkways. The new section will provide for a 40 foot roadway with an 18 foot parkway on the south and a standard 10 foot parkway on the north. An 8 foot pathway will be provided on south side of this roadway through the project site. The on-site residential streets have also been modified to be responsive to current Storm Water cleaning practices. These on-site streets are designed to have less impervious surface, allow for collection and cleaning of the storm drain water to meet recent standards and requirements implemented by the County of San Diego. These streets will provide for 24 feet of paving with an 8 foot DG parking lane on one side and a 6 foot pathway on the other side. Each side of the roadway will provide a bio-swale to clean water prior to entering the private storm drain system. The revisions to the Vesting Tentative Map are consistent with changes to the Preliminary Grading Plan which has minor street/lot line modifications and reduces the overall grading for the project. The proposed design keeps the character and intent of the approved land plan. The design has been refined to raise some areas and lower other areas to better fit with the existing terrain. The result is a superior design with less overall earthwork and impacts.

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