

MODIFICATION #3
MODIFIED SECTION FROM PROJECT BOUNDARY TO WESTERLY ROUNDABOUT (W/ TRANSTION)

DEPARTMENT OF PUBLIC WORKS

Request for a
Modification to a Road Standard
and/or Project Conditions

Project Number: TM 5571/5572

Date of Request: January 31, 2014

Project Location: East of Interstate 15 and W. Lilac Road in the County of San Diego, State of California.

Thos. Bros. Map/Grid: 1049, 1069

APN: 127-072-44, 127-072-28, 127-072-45, 127-072-20, 127-072-14, 127-072-38, 127-072-41, 127-072-40, 127-072-46, 127-072-47, 128-280-42, 128-440-01, 128-280-46, 128-280-27, 128-280-10, 128-440-23, 128-280-37, 128-440-05

Requestor Name: Accretive Investments Inc.

Telephone: (858) 546-0700

Address: 12275 El Camino Real, Suite 110, San Diego, CA 92130

Requested Modification (attach engineering sketches showing existing layout, details, and notes): The standard road section for Light Collector Road 2.2C with intermittent turn lane has a 54' wide curb to curb width on 78' ROW, 8ft shoulders, and 12' pkwys. The requested modification to the road standard is to decrease the pkwy to a 2' pkwy along the north, add a proposed 10' median with 18' (with 5' bike lane) of pavement plus 8' parking and 15' pkwy along the south. West of this modification, the road section consists of the standard for 2.2C Light Collector without an intermittent turn lane, having 40' wide curb to curb width on 64' ROW, 8' shoulders, and 12' parkways. The modification request includes a transition from this typical section to the proposed, non-standard 2.2C Light Collector east of the subdivision boundary. The 320' transition safely handles the reduction of the northern pkwy from 12' to 2' and the introduction of a median. See Attachments 1, 2, & 3.

Reason for Modification (provide attachment if additional space is required): Additional off-site grading and habitat disturbance as well as the need for additional condemnation to obtain off-site ROW would be required. The 320' taper is necessary to provide drivers a safe transition between the standard 2.2C Light Collector and the proposed, onsite, modified 2.2C Light Collector. The proposed median acts as a splitter and is important for proper channelization through the roundabout. West Lilac would operate at LOS D or better with or without the requested modification. The modification would provide additional parking onsite in front of rear entered lots, enhanced landscaping (w/ the median) through the project.

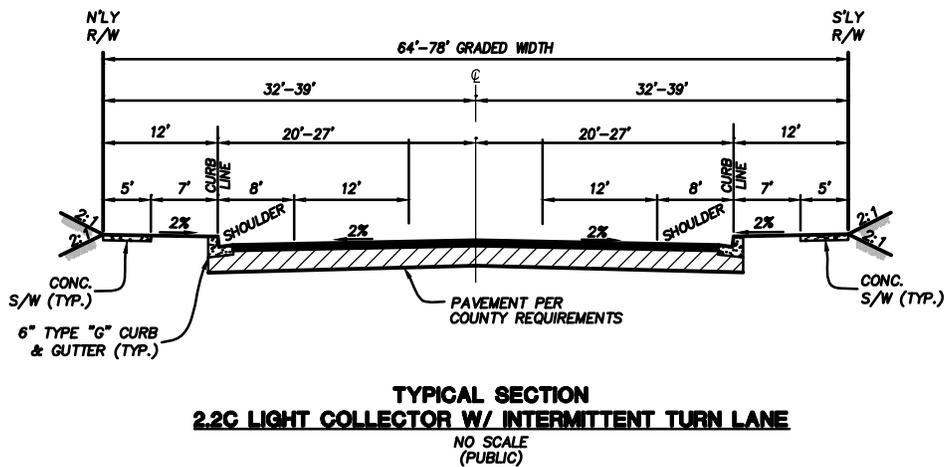
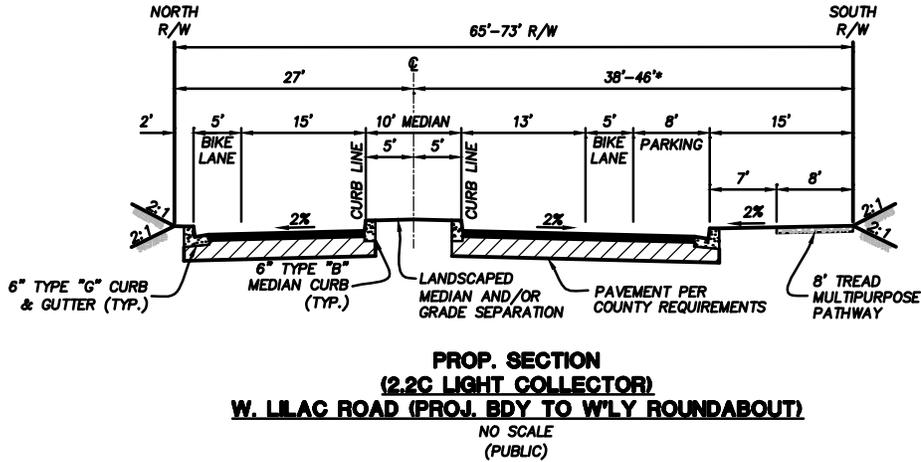
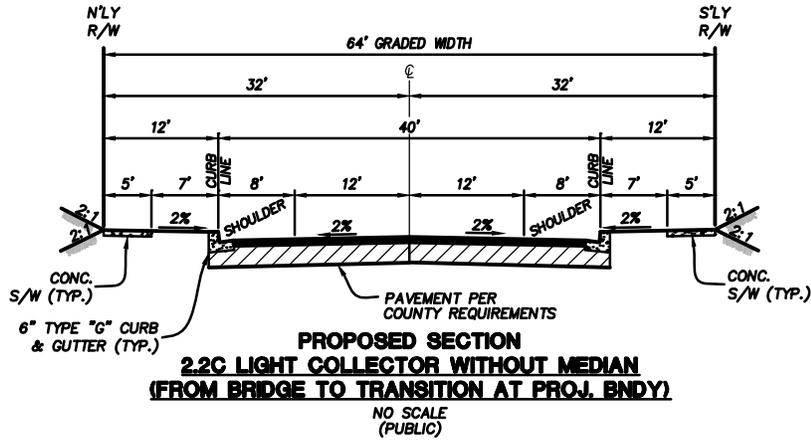
List of Alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details, and notes): No alternative is proposed.

Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved (see note 3 on reverse): Additional off-site grading and habitat disturbance as well as the need for additional condemnation to obtain off-site ROW would be required and would be difficult to obtain. Without the proposed median, the channelization through the roundabout would not be as safe and the proposed project would be without an enhanced landscaped entry point.

Provide Design and Cost Estimate for meeting the Condition (see note 3 on reverse): See Attachment 1 for Typical 2.2C Light Collector Section. The additional cost for obtaining additional R/W, grading, and habitat disturbance would be approximately \$150,000.

ATTACHMENT 1

LILAC HILLS RANCH 2.2C LIGHT COLLECTOR MODIFICATION TO ROAD STANDARDS



ATTACHMENT 3

MODIFICATION REQUEST #3

WEST LILAC ROAD TRANSITION DETAIL

