

MODIFICATION #7  
REDUCED DESIGN SPEED MOUNTAIN RIDGE ROAD  
**DEPARTMENT OF PUBLIC WORKS**

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

Project Number: TM 5571/5572 Date of Request: Sep. 13, 2012

Project Location: East side of Interstate 15, southerly of W. Lilac Road in the County of San Diego,  
State of California. 127-072-20, 127-072-14 127-072-38, 127-072-41 127-072-40,

Thos. Bros. Map/Grid: 1049, 1069 APN: 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 Private Road standard street section is 24' paved, 28' graded within a 40' easement (see Attachment 1). Based on the average daily traffic, the minimum design speed is 30 mph for Mountain Ridge Road. The requested modification to the road standard is to allow for a 15 mph design speed over this existing private road (that was previously built to 15 mph standards as conditioned on an adjacent subdivision).

**Reason for requested Modification (provide attachment if additional space is required):** \_\_\_\_\_

The requested road modification pertains to Mountain Ridge Road (private) north of Circle R Drive (see Attachment 2). At a 30 mph design speed, the existing road would have to be completely rebuilt. Existing vertical curves would have to be lengthened considerably (which would result in significant impacts to existing driveways, biological habitats, RPO wetlands, existing Biological Open Space, and homes. The newly designed road would require permission to grade from multiple neighbors and would affect multiple access points along the entire length of the road. The cost and time to acquire these approvals would be considerable (if they would even be given from adjacent hostile neighbors) and would be very disruptive to the neighbors during construction.

**List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):** Redesign/reconstruct entire existing road and & retaining walls.

**Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved (see note 3. on reverse):** The impact to the existing homes on this road would be tremendous including disruption of water and electrical service and the need for permission to grade letters from a large number of neighbors could cause serious delays. Also, the additional costs to reconstruct this entire road and add either many large slopes and/or large retaining walls would be prohibitive. An existing Bio Open Space Easement would incur grading impacts.

**Provide Design and Cost Estimate for meeting the Condition (see note 3. on reverse):** \_\_\_\_\_

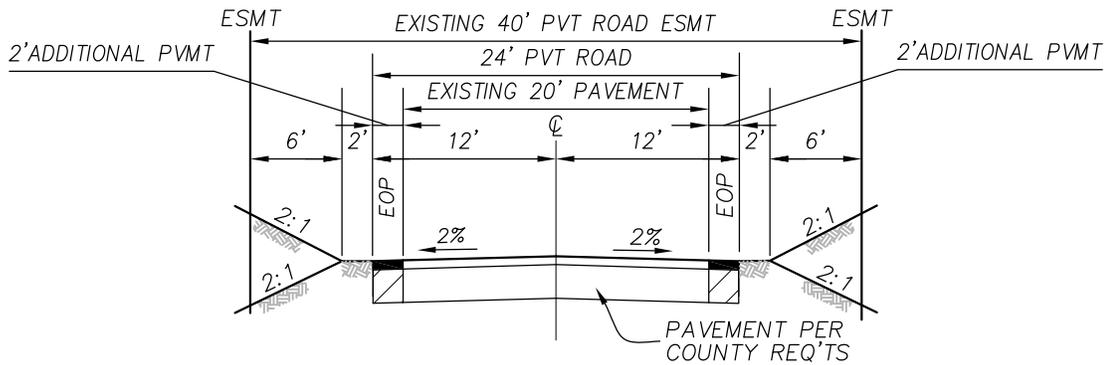
See Attachment 2 for road design with modification.

See Attachment 3 for road design without modification.

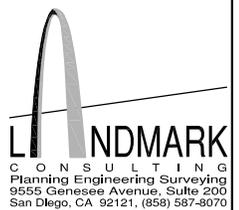
See reverse for directions and important information.

# ATTACHMENT 1

## LILAC HILLS RANCH: REDUCE DESIGN SPEED MODIFICATION TO ROAD STANDARDS



TYPICAL SECTION  
PRIVATE ROAD – MOUNTAIN RIDGE ROAD  
NO SCALE





# ATTACHMENT 3 WITHOUT MODIFICATION #7 MOUNTAIN RIDGE ROAD - 30MPH DESIGN SPEED

