

LILAC HILLS RANCH PROJECT

Agenda Item #2

September 11, 2015

Planning Commission Hearing





Agenda:

- Traffic & Roadways
 - Design Exceptions
 - Eminent Domain
- Fire Service & Evacuation
- Facilities, Services & Amenities
 - Water & Wastewater
 - Schools
- EIR
 - GHG/CAP
 - Agriculture
 - Project Alternatives
- General Plan and Policy Conformance

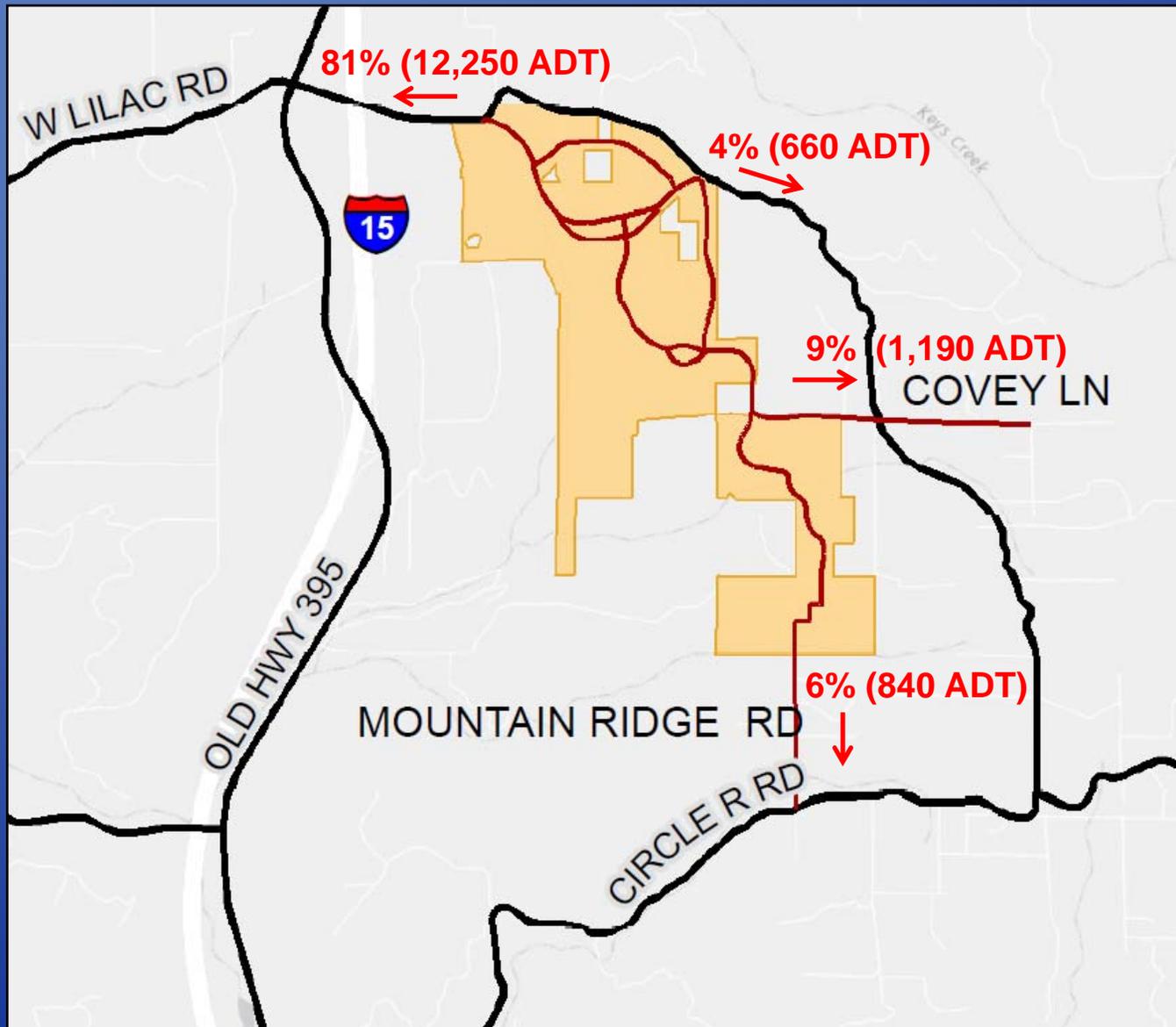
Traffic and Roadways



Traffic Study

- Existing Conditions
- Trip Generation and Distribution
- Direct Impacts
- Cumulative Impacts
- General Plan Comparison
(Plan to Plan Analysis)

Traffic Study – Trip Generation and Distribution



Traffic Study – Cumulative Impacts

- County Facilities
 - Update TIF Program
 - Pay TIF
- CALTRANS Facilities
 - No Project, Funding or Program
 - Significant and Unavoidable

Traffic Study – Plan to Plan Analysis

- **Re-Accepted at LOS E/F**
 - Old Highway 395 from SR-76 to East Dulin Rd
 - Lilac Road from New Road 19 to Valley Center Road
 - Valley Center Road from Lilac Road to Miller Road
- **Added to List of Roadways Accepted at LOS E/F**
 - Old Highway 395 from East Dulin Rd to I-15 SB Ramps
 - West Lilac Road from Old Highway 395 to Road 3

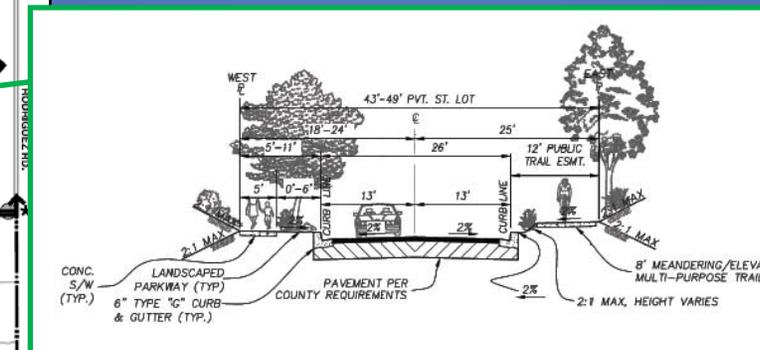
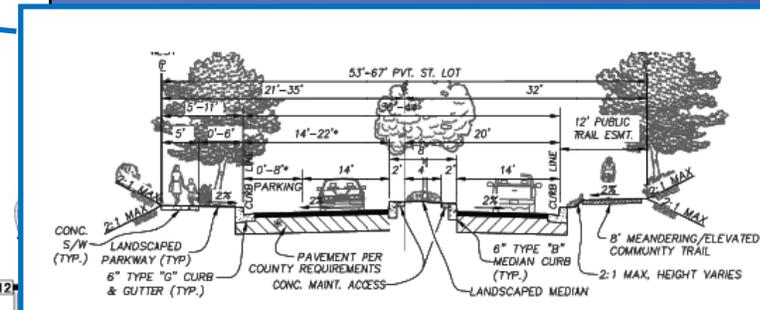
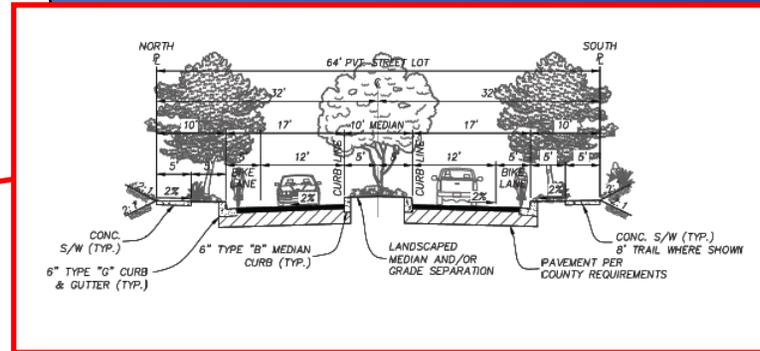
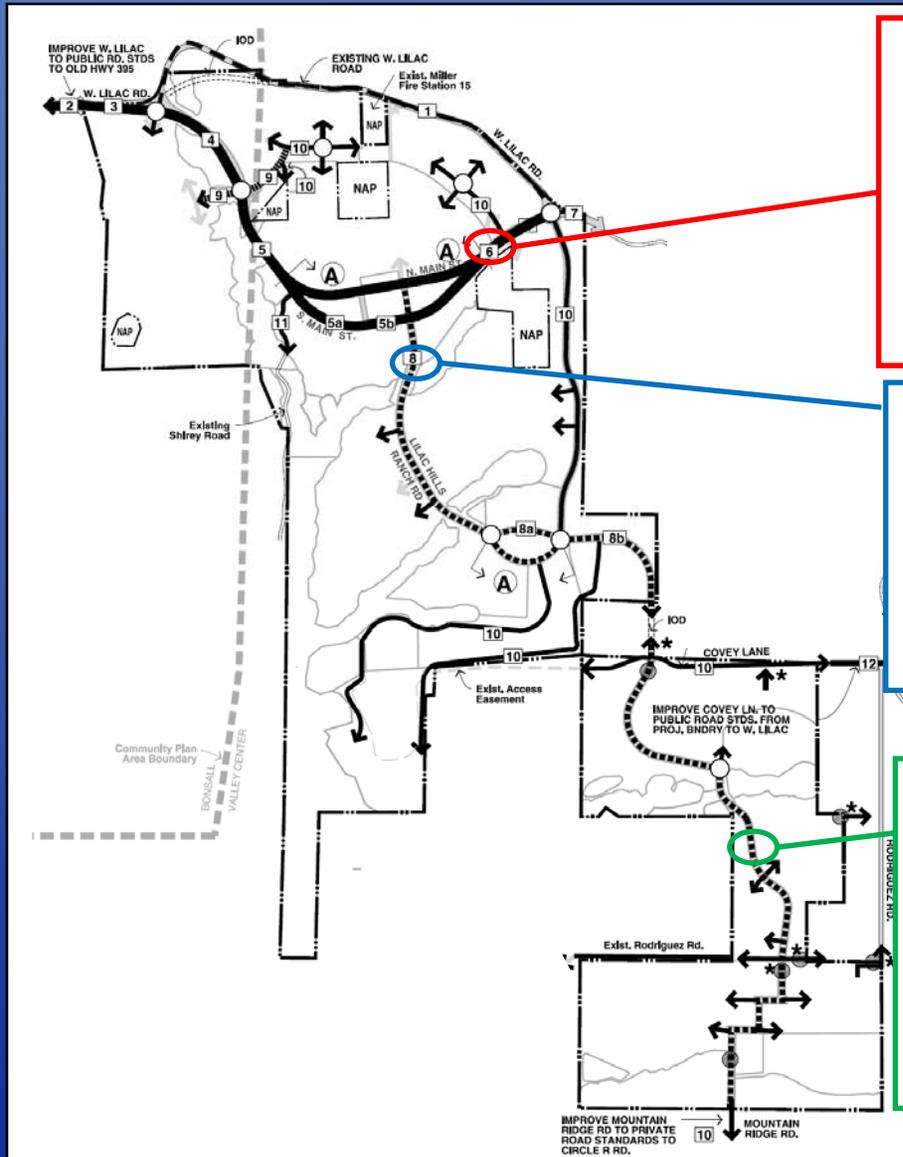
Traffic Study – Construction Traffic

- 10 Year Construction Period
- 537 ADT Maximum
- 4 Phases and Construction Traffic
- Traffic Control Plan

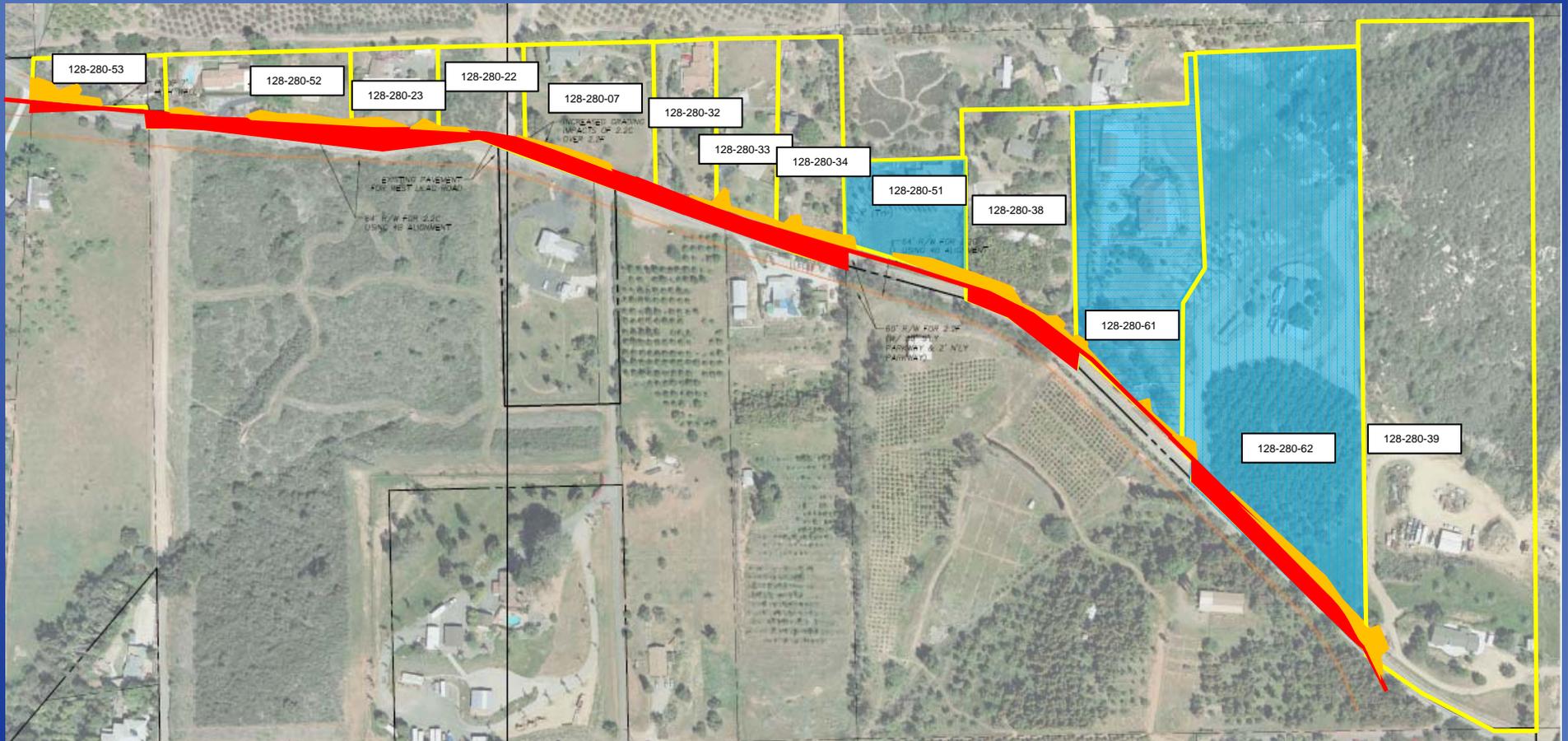
Traffic Study – CALTRANS, SANDAG and the City of San Marcos

- SANDAG
 - Support of General Plan Vision and Goals
 - Not Located within Smart Location
 - TDM Measures
- City of San Marcos
 - I-15 Coordination
- CALTRANS
 - Infeasible Mitigation Finding

Project Roadway Network



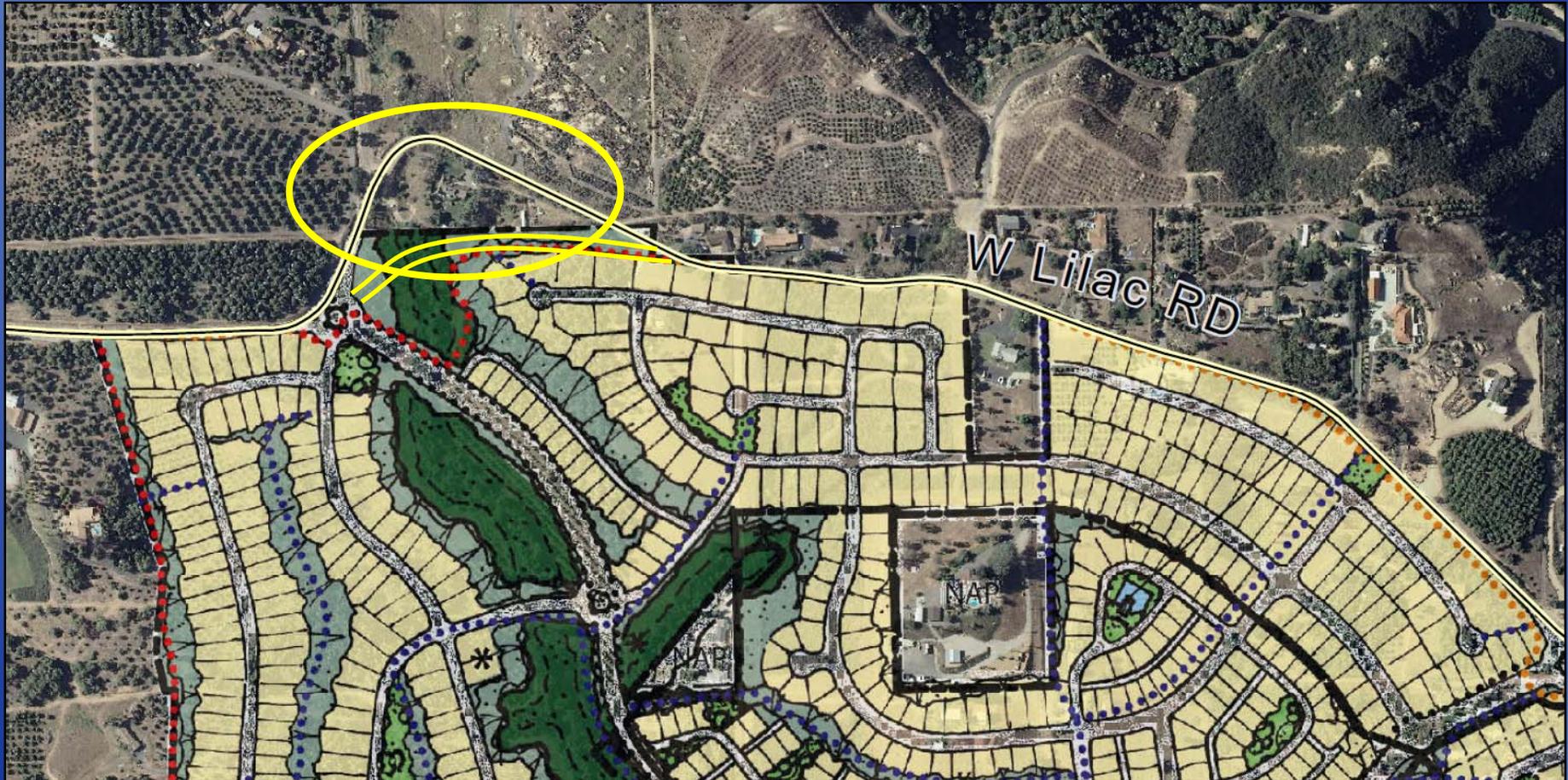
West Lilac Road



West Lilac Road

- Alternative
 - Improvements to South
 - Hold Northern Boundary of Road
 - No Improvements North of Existing Roadway
 - No Additional Off-site Right-of-way Required

West Lilac Road – Off-Site Curve



West Lilac Road – Off-Site Curve



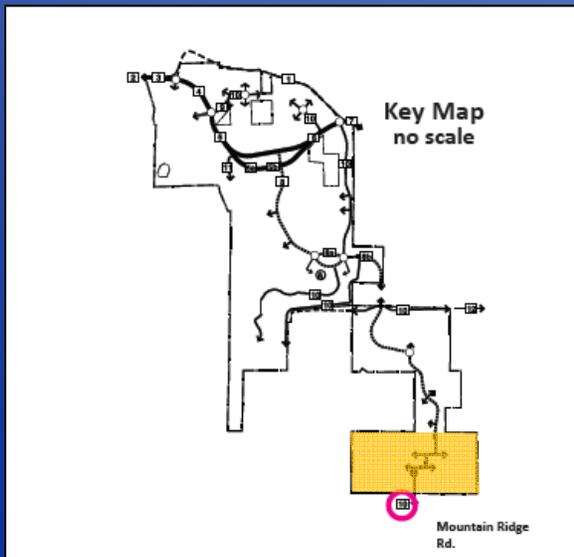
Covey Lane

- Grading Quantities
 - 31,400 Cubic Yards of Cut
 - 24,400 Cubic Yards of Fill
 - 7,000 Cubic Yards of Export

Covey Lane/West Lilac Road Intersection



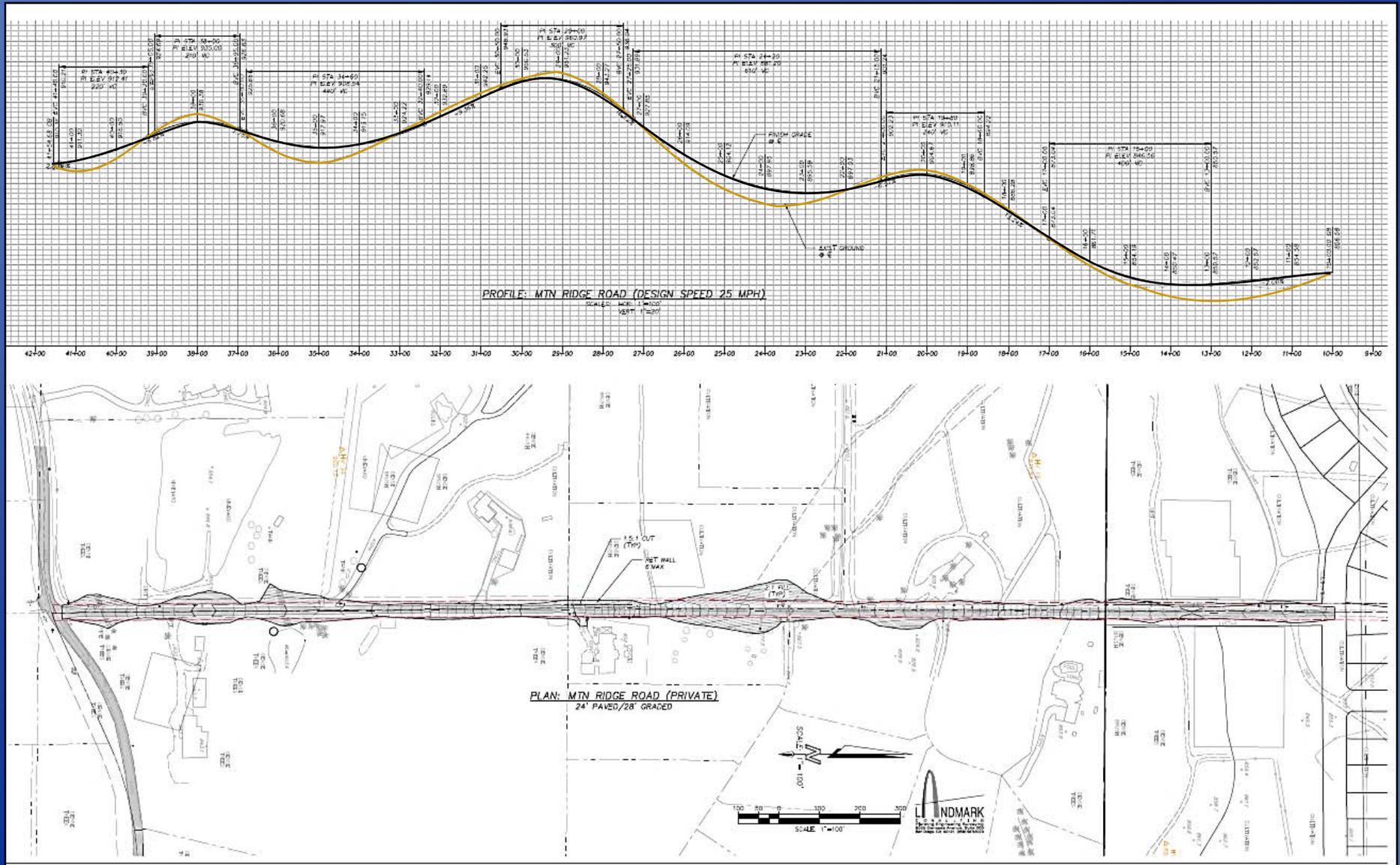
Mountain Ridge Road



Mountain Ridge Road

- Private Road Standards
 - Improved to 24-feet
 - Graded to 28-feet
 - Maximum Grade of 20%
 - 30 MPH Design Speed

Mountain Ridge Road



Mountain Ridge Road



Mountain Ridge Road

- Private Road
 - 15 MPH Design Speed (Existing)
 - 30 MPH Design Speed
- Public Road
 - 30 MPH Design Speed (48-foot right-of-way)
 - 30 MPH (40-foot right-of-way)

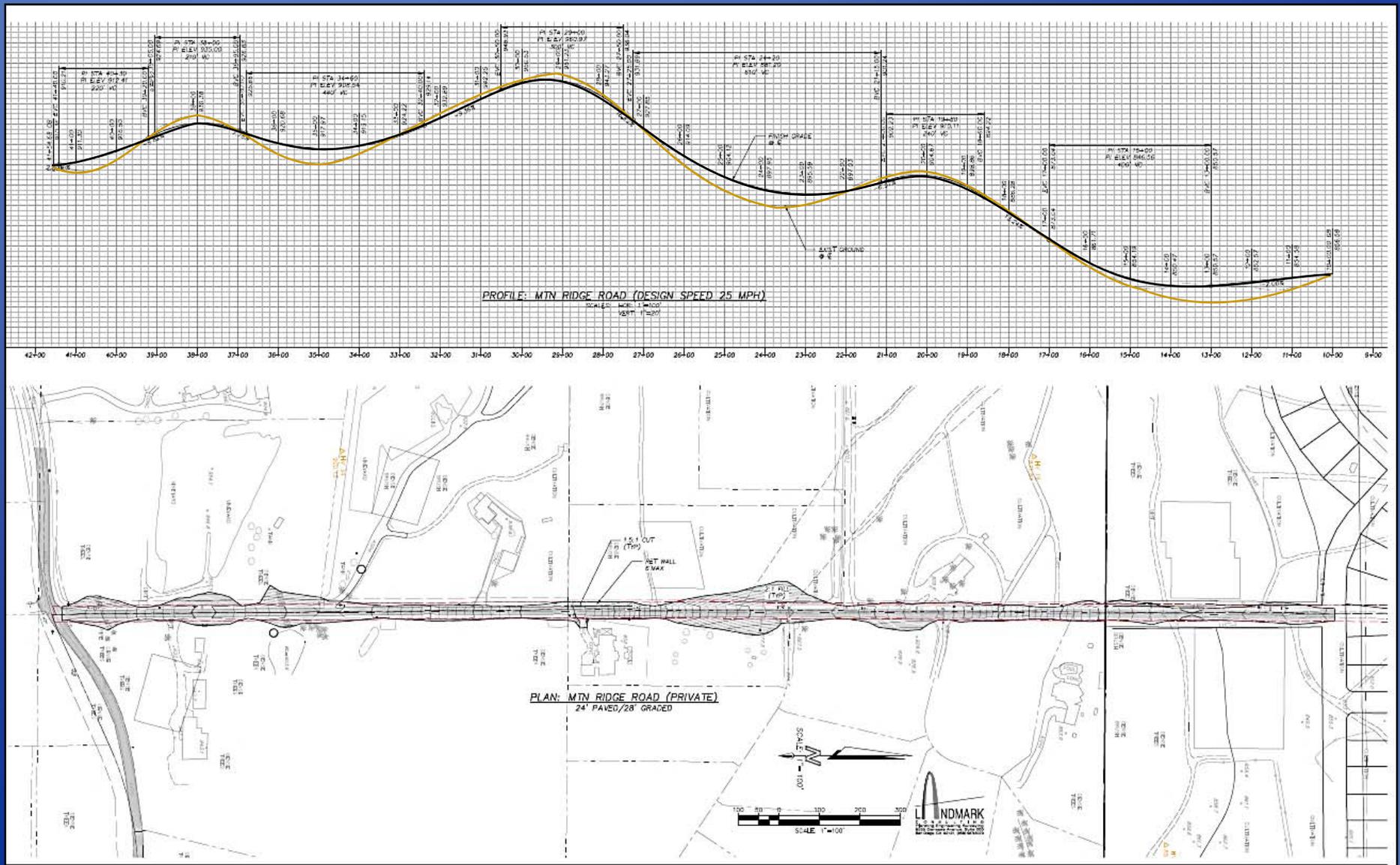
Mountain Ridge Road

- 15 mph Design Speed
 - 700 Cubic Yards of Cut
 - 1,700 Cubic Yards of Fill
 - 1,000 Cubic Yards of Import
- 25 mph Design Speed
 - 4,900 Cubic Yards of Cut
 - 13,000 Cubic Yards of Fill
 - 8,100 Cubic Yards of Import

Mountain Ridge Road

- Valley Center Community Plan
 - *Roads that follow topography and minimize grading.*
 - *Require new residential development to construct roads that blend into the natural terrain and avoid “urbanizing” improvements such as widening, straightening, flattening and the installation of curbs, gutters, and sidewalks.*

Mountain Ridge Road



Mountain Ridge Road/Circle R Drive Intersection



Mountain Ridge Road

- Private Issue
 - Easement Holders & Owners of Property
- Condition Phase 5
 - Resolve Overburdening Issue Prior to Recordation of Final Map
 - Revised Tentative Map
 - Additional CEQA Review

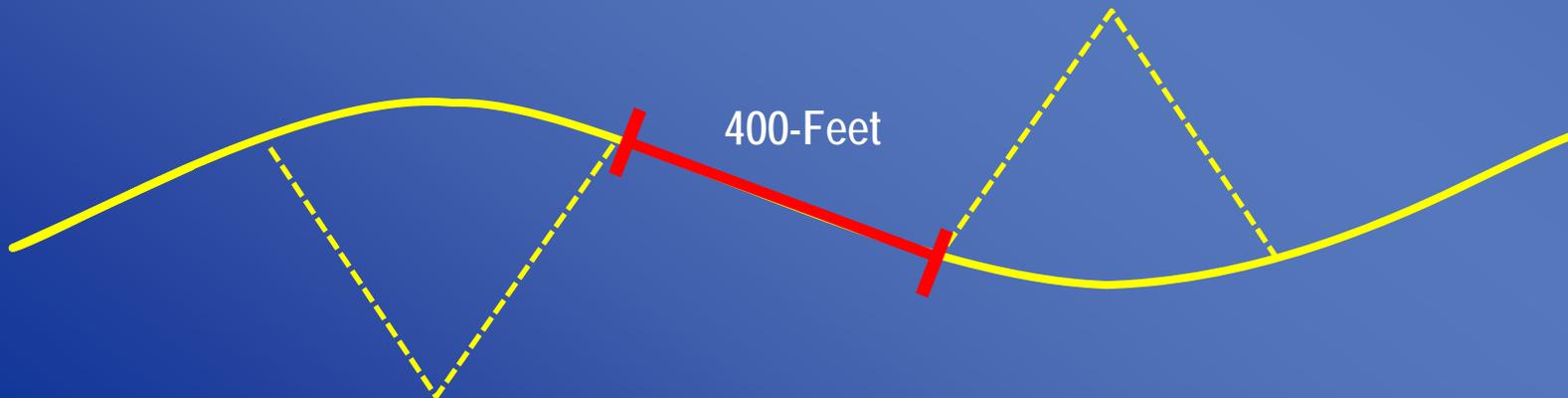
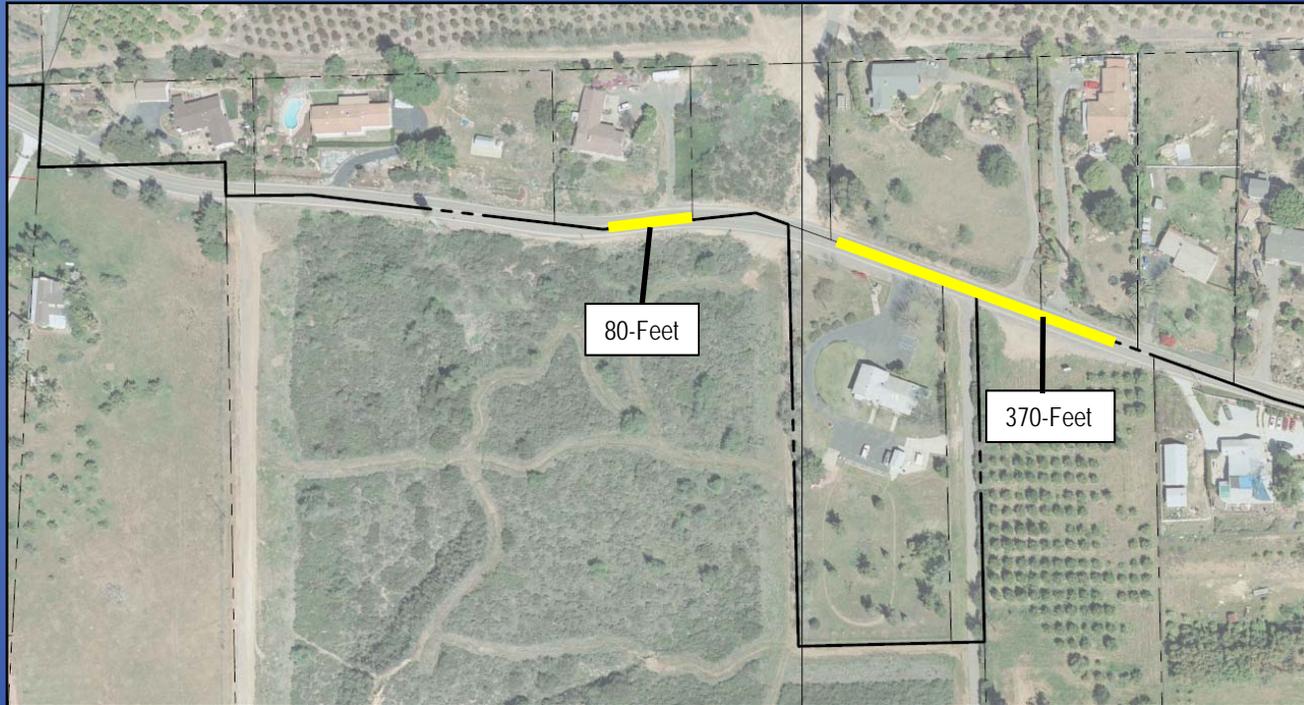
Mountain Ridge Road

- Eminent Domain
 - Only for Public Purpose
 - Cannot Condition Project
- Subdivision Map Act
 - Condition to Improve Private Road
 - County cannot use Eminent Domain
 - Condition is Deemed Waived
- Specific Plan Condition
 - Require Off-Site Rights Prior to Implementing Tentative Map

Design Speed

- Minimum Values:
 - Horizontal Curvature
 - Vertical Curvature
 - Sight Distance

Tangent Lengths



Emergency Access Standards

- Private Road Standards
 - No Emergency Access Requirements
 - Based on Traffic Volume
- Consolidated Fire Code
 - Similar to Private Road Standards
 - 24-Foot Improved
 - 20% Maximum Grade

Fire Code Requirements

- 24 Foot Improved Width
- 20 Percent Maximum Grade
- 100 Foot Minimum Vertical Curve
- 75,000 lbs.

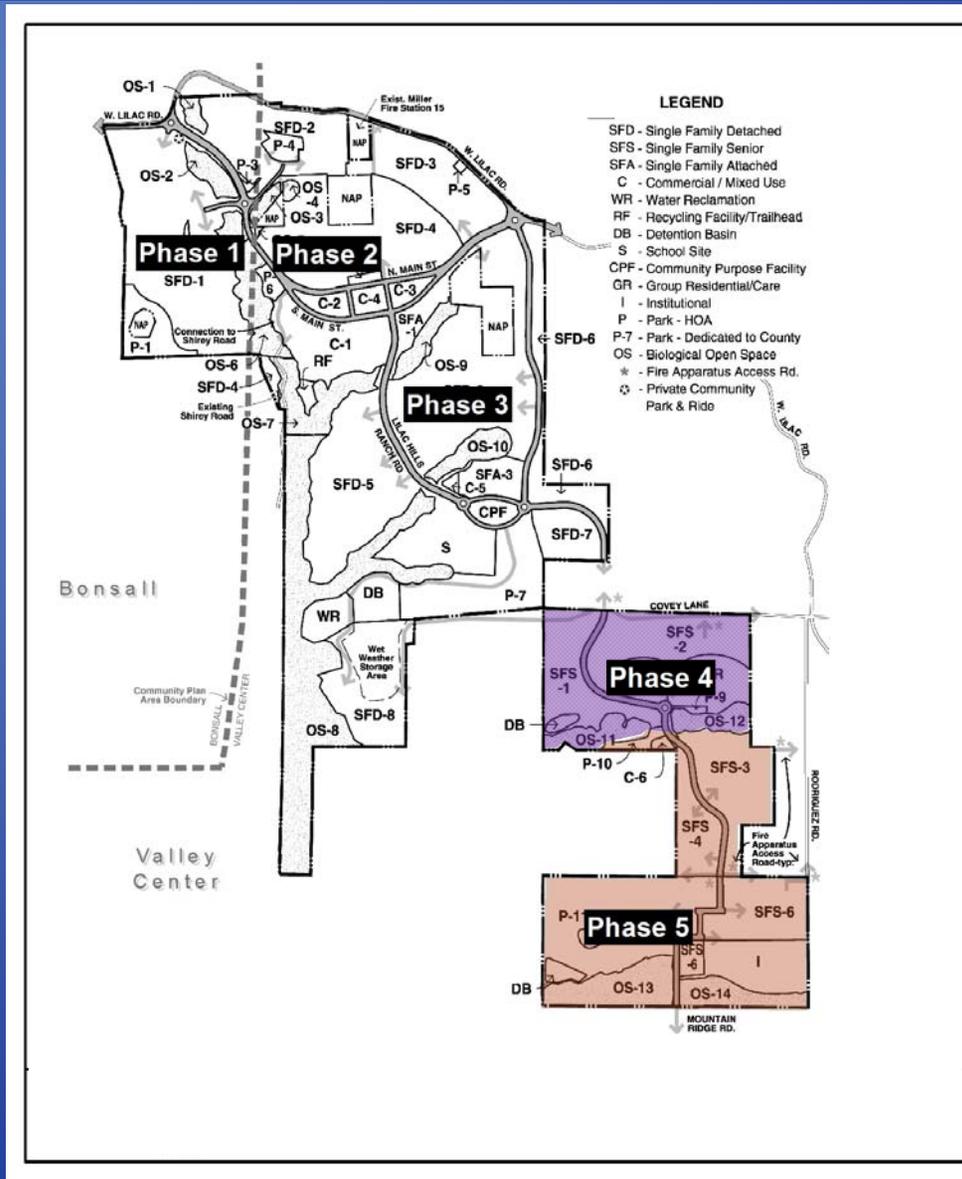
Public vs. Private Road Standards

- Public Road Standards
 - Wider Right-of-Way
 - Wider Improvement Width
 - Higher Design Speed
 - Longer Vertical & Horizontal Curves
 - Lower Grade

Roadway Design – Deviations

- 10 Design Exception Requests
- None Identified at this Time
- Future Discretionary Permits
 - Comply with Road Standards
 - Exceptions would be Reviewed and Processed Concurrently

Private Roads



Eminent Domain Phasing

- Roadway Improvements
 - West Lilac Road
 - Taper – Circle R Drive/Mountain Ridge Road
- Sight Distance
 - Covey Lane/West Lilac Road
 - Circle R Drive/Mountain Ridge Road

Traffic and Roadways

