

LETTER

RESPONSE

Letter I2

From: Buddhika Abesingha [mailto:b_abesingha@hotmail.com]
Sent: Sunday, July 27, 2014 11:29 PM
To: Slovic, Mark
Cc: Blackson, Kristin
Subject: Comments: Lilac Hills Ranch

To: Mark Slovic, San Diego County Project Manager

Project: Lilac Hills Ranch

Project Number(s): 3800 12-001 (GPA), 3810 12-001 (SP), 3600 12-003 (REZ), 3100 5571 (TM), 3100 5572 (TM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)

Dear Mr. Slovic,

I believe the applicant has not properly addressed all concerns in the DEIR. I have the following questions:

- 1. How is the applicant addressing the negative impact of widening Mountain Ridge road to the surrounding parcels? I2-1
- 2. How is the applicant addressing the negative impact of widening Mountain Ridge to the surrounding habitat? I2-2
- 3. How will the applicant gain rights to widen Mountain Ridge, given that Mountain Ridge is a private road? I2-3
- 4. Has the impact of outside visitors to the SFS-5/SFS-6/church developments been considered in the traffic study and the impact on Mountain Ridge road? I2-4
- 5. How could Mountain Ridge road, with its slopes and blind spots at various points, accommodate additional traffic without posing danger? I2-5

Respectfully,

Buddhika Abesingha
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I2-1 The widening of Mountain Ridge Road is addressed within each applicable subchapter of the FEIR as an off-site improvement area. An estimated impact area was considered to evaluate the physical impacts that would occur due to road improvements. The estimated area of impact from this road includes a 40-foot right-of-way, traversing 3,800 feet starting from the southern project boundary, south to the connection with Circle R Drive.

I2-2 The method described in the comment above was used to estimate the impacts of widening Mountain Ridge Road. The impacted vegetation communities are identified in Figure 2.5-2b of subchapter 2.5, Biological Resources. All biological impacts resulting from the improvement of Mountain Ridge Road would be mitigated.

I2-3 Mountain Ridge Road is an existing private road that provides legal access to several parcels within the Project (the southern portion of SRS-5 and SFS-6, and the institutional site within Phase 5) to Circle R Drive. Circle R Drive is a County maintained public road with access to the west to Old Highway 395. The existing Mountain Ridge Road does not meet the County's Private Road Standards and improvements to this roadway to County Private Road standards are proposed. The improvements to Mountain Ridge Road are included in the Project Description. For details on the easement rights of the project to construct proposed improvements, refer to the Global Response: Off-Site Improvements - Environmental Analysis and Easement Summary Table included in the introduction to these response to comments.

I2-4 Trip generation estimates used in the Traffic Study account for all household trips including visitors. Church traffic on the weekends was addressed in the Traffic Study (Appendix E of the FEIR) in section 13. As detailed in this section of the Traffic Study, Mountain Ridge Road is estimated to carry a maximum of 1,200 ADT on the weekend when church services would be held. As a result, the weekend church trips would not have a significant impact on Mountain Ridge Road.

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	<p>I2-5 The FEIR analyzed the issue of traffic hazards with respect to the construction of Mountain Ridge Road improvements and determined that impacts associated with traffic hazards would be less than significant. The improvement of Mountain Ridge Road from the project boundary to Circle R Drive would enhance access to the County's public road network, in compliance with General Plan Policy M-4.2.</p> <p>A sight distance analysis was conducted for the intersection at Circle R Drive and Mountain Ridge Road (Appendix C-1 to the FEIR) and it was determined that no line of sight issue exists for this area because recent clearing was performed in April 2013 by the County along the existing public road (within APN 129-390-18) between the existing pavement of Circle R Drive and an existing public road easement granted per Parcel Map PM 17205. Nonetheless, the project will be conditioned to obtain a clear space easement off-site in order to ensure rights to maintain adequate sight distance is maintained in perpetuity.</p>
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