

LETTER

RESPONSE

Letter I33q

From: Bob & Josette Franck [<mailto:franckfort@yahoo.com>]
Sent: Friday, July 25, 2014 12:59 PM
To: Slovick, Mark
Cc: Blackson, Kristin
Subject: Construction: LHR 2014 DEIR 3800 12-001 (GPA), etc.

Mark Slovick
San Diego County PDS Project Manager

(858)495-5172
Mark.Slovick@sdcounty.ca.gov

Project: Lilac Hills Ranch 2014 DEIR

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 Mark,

The 2014 DEIR document *GPA12001-REIR-AppendixK-Evacuation_Plan-061214* mentions Mountain Ridge Road, Covey Lane and Nelson Way as three exit roads in an evacuation.

Where and what are the applicant's road construction plan, schedule, timeframe, etc. for Mountain Ridge Road, Covey Lane, and, potentially, Nelson Way for current residents to access their properties while these private roads are being turned into public roads?

In the same DEIR, the document *GPA12001-REIR-AppendixS-WastewaterManagementAlternatives-061214* suggests Alternative 3 (Mountain Ridge Road) and Alternative 4 (Covey Lane) as wastewater / sewage flow start points leaving LHR.

Where and what are the applicant's road construction plan, schedule, timeframe, etc. for Mountain Ridge Road-Circle R Drive &/or Covey Lane-West Lilac Road-Circle R Drive) for current residents to access their properties while either of these roads torn up to install sewage and wastewater lines to accommodate the project?

I33q-1

I33q-2

I33q-1 The County does not agree with all of the statements made in this comment. The comment refers to Mountain Ridge Road, Covey Lane, and Nelson Way being turned into Public Roads. However, under the proposed project, Mountain Ridge Road and Nelson Way are not proposed to become Public Roads. Covey Lane would be improved to Public Road Standards from the project boundary to West Lilac Road. A project design consideration requires preparation of a Traffic Control Plan (TCP) prior to commencement of construction activities to ensure that construction does not adversely impact circulation, including residents' ability to access their property. The TCP would institute construction traffic management controls in accordance with County standards and the Caltrans California Manual of Uniform Traffic Control Devices (2014 edition). These traffic management controls would include measures determined on the basis of site-specific conditions including, as appropriate, the use of construction signs (e.g., "Construction Ahead"), delineators, and lane closures. The TCP would limit peak hour construction employee and delivery trips, and include graphics illustrating the placement of signage, striping, traffic personnel, and road cones, as applicable. The TCP project design consideration can be found on Table 1-3 of the FEIR. Regarding timing, improvements would be required as conditions of approval of the Tentative Parcel Map or Tentative Map for each phase of the project. As a result, the timing of improvements would depend on the sequence and timing that each phase is proposed to be constructed.

I33q-2 If wastewater infrastructure is required along Mountain Ridge Road and/or Covey Lane that would potentially impact residents along the roadways, and a TCP would be prepared to ensure that construction does not adversely impact circulation, including residents' ability to access their property. Refer to response to comment I33q-1 and Table 1-3 of the FEIR for details on the TCP. Detailed construction plans would not be developed until actual grading and construction is proposed. Regarding timing, improvements would be required as conditions of approval of the Tentative Parcel Map or Tentative Map for each phase of the project. As a result, the timing of improvements would depend on the sequence and timing that each phase is proposed to be constructed.

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And lastly:

Where are the legal, written temporary easements &/or encroachments that have been vacated for the applicant by the rightful property owners while any of the above scenarios occurs?

Thank you for properly addressing the aforementioned problems.

Respectfully,

Robert Franck
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Dear Mark,

While Lilac Hills Ranch is being constructed, what is the applicant's plan, schedule, timeframe, etc. for Mountain Ridge Road, Covey Lane, and, potentially, Nelson Way (per

Respectfully,

Robert Franck
9767 Megan Terrace
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} I33q-3

I33q-3 Refer to the Global Responses: Easements (Covey Lane and Mountain Ridge Roads) and Off-site Improvements – Environmental Analysis and Easement Summary Table included in the introduction to these responses to comments.