

LETTER

RESPONSE

Letter I33c

From: Josette Franck [mailto:peechus_jf@yahoo.com]
Sent: Wednesday, July 16, 2014 9:40 PM
To: Slovick, Mark
Cc: Blackson, Kristin
Subject: 2014 Lilac Hills Ranch DEIR

Lilac Hills Ranch Draft EIR 2014
Mark Slovick, Project Manager
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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 Mark,

I have four questions regarding roads in this project's 2014 DEIR.

- 1. If the Deer Springs Fire Protection District station alternative is recommended and approved, in what phase of construction will Mountain Ridge Road be destroyed (destruction of a working, maintained road is not an "improvement")? I33c-1
2. Following Question 1 above, how will existing residents access their properties while Mountain Ridge Road is a steady state of demolition, between six months and a year? I33c-2
3. If the Mountain Ridge Road alternative is promoted and adopted, how will existing residents access their properties while the sewer going down MRR and Circle R Drive is being installed over another lengthy period of time? I33c-3
4. When 5,000 potential vehicles are going to be added to the current public roads network, current passing grade roads will become failing roads. So why didn't the County propose an alternative to widen Circle R Drive, West Lilac Road (from Old Highway 395 to Lilac Road), Old Highway 395 (from Highway 76 in Fallbrook to Country Club Lane in Escondido), Lilac Road (from West Lilac Road to Valley Center Road), and Old Castle Road to four lanes to accommodate the extra thousands of ADTs LHR will dump onto all of them? Why would the County want to increase their liabilities by not having the applicant fully pay for the road burdens they will cause by building this project? I33c-4, I33c-5

I look forward to a complete response to these questions.

Respectfully,

Josette Franck
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I33c-1 It is unclear whether the commenter is referring to one of the Fire Options presented in Chapter 1.0 or the Mountain Ridge Road Fire Station Alternative. However, based on the comments that follow, it appears the comment is referring to the Mountain Ridge Road Fire Station Alternative. If this alternative is selected, the Mountain Ridge Road improvements would occur concurrent with construction of the Fire Station in Phase 5. Construction of the Fire Station may be required either as a Final Map condition after the construction of the 73rd unit, or for any dwelling units located outside the 5 minute travel time when warranted by the County and the Deer Springs Fire Protection District.

I33c-2 If this alternative was selected, a detailed Traffic Control Plan would be required concurrent with processing of the Tentative Map(s) for this phase. The Traffic Control Plan would address safe access and circulation during construction activities. Access to private properties would be maintained.

I33c-3 The Valley Center Municipal Water District (VCMWD) would be responsible for oversight of the installation of sewer lines. It is anticipated that VCMWD would implement a plan, similar to the traffic control plan discussed in the response above, to ensure residents have access to their residences.

I33c-4 Refer to subchapter 2.3 and the project's Traffic Impact Study (Appendix E) of the FEIR for a summary of traffic impacts and mitigation measures. With respect to the roads identified in this comment, the following improvements are being proposed:

- Circle R Drive: The project is required to construct a traffic signal at the intersection of Old Highway 395 and Circle R Drive to mitigate project impacts that would occur at this location in Traffic Scenario D (Mitigation Measure M-TR-7).

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	<p>I33c-4 (cont.)</p> <ul style="list-style-type: none">• West Lilac Road, from Old Highway 395 to Lilac Road): The project proposes improvements to West Lilac Road from Old Highway 395 to Lilac Road. These improvements would include widening, repaving, and restriping. Please refer to Table 1-2 of the FEIR for details of the proposed improvements for each segment of West Lilac Road. Additionally, a traffic light and left-turn lane at the westbound West Lilac Road is required at the intersection of Highway 395 and West Lilac Road pursuant to mitigation measure M-TR-7.• Old Highway 395: The project traffic analysis did not identify any project-related impacts along this segment. Therefore, no road improvements are proposed.• Lilac Road: Pursuant to mitigation measure M-TR-9, the project will be required to construct intermittent turn lanes at all major access locations along the Lilac Road segment from Old Castle Road to Anthony Road. No additional improvements to Lilac Road are proposed because the project traffic analysis did not identify any project-related impacts along any other segment of this road.• Old Castle Road: The project traffic analysis did not identify any project-related impacts along this segment. Therefore, no road improvements are proposed. <p>I33c-5 The required improvements would be funded by the developer who will be required to pay all applicable fees to the County TIF Program. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.</p>
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