

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2014-MPA-14-018

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Traffic	The project may need to include a third GPA Mobility Element scenario/option (C) which proposes to downgrade Deer Springs Road from I-15 to the City of San Marcos from a 6-lane Prime Arterial to a 4-lane Major Road. A determination on this potential option will be made after review of the Traffic Impact Study.	The need for including Option C, the 4-Lane option is currently under discussion. Appropriate action will be taken when a final decision is reached.	10/22/14	
1- 2	Traffic	The project's comprehensive Traffic Impact Analysis (TIA) will need to demonstrate the adequacy of the projected Deer Springs Road LOS operations for each alternative and the lane configuration for the Sarver Lane and Mesa Rock Road intersections as discussed in the Project Description (Pgs.14-15).	The traffic study addresses these issues. The mitigation measures include recommendations for the intersection geometry at the Sarver Lane and Mesa Rock Road intersections.	10/22/14	
1- 3	Traffic	The TIA should address the potential regional traffic impacts resulting from the 2 and 4-lane Deer Springs Road alternatives if traffic is discouraged from using Deer Springs Road and redistributes to other regional routes/corridors like I-15.	The traffic study addresses this issue. A Long-Term analysis of the I-15 freeway for all alternatives is included. Additional regional routes and corridors will be assessed.	10/22/14	
1- 4	Traffic	The project's TIA will need to determine if leaving Deer Springs Road as a 2-lane road between Sarver Lane and Mesa Rock Road will 1) provide adequate mitigation for the project's direct impacts and 2) adequate long-term traffic operations. An EIR Finding of Overriding Considerations and the acceptance of the deficient LOS operations will likely both be needed if the 2-lane road option (A) is chosen	The segment analysis indicates all segments of Deer Springs Road, except the 2-lane segment between Sarver Lane and Mesa Rock Road, are calculated to operate at LOS D or better. An EIR finding of Overriding Considerations and the acceptance of the deficient LOS operations would be needed for the 2-lane portion. A long-term analysis of the 2-lane option is included in the traffic study.	10/22/14	
1- 5	Traffic	The Project Description indicates that no improvements are planned for the Twin Oaks Valley Road. The TIA findings and staff's review will determine whether or not the project will be required to improve Twin Oaks Valley Road in order to enhance traffic operations and safety and project access.	Based on the forecast ADT of 4,830 on Twin Oaks Valley Road north of Deer Springs Road, no physical improvements are recommended. A Sight Distance analysis will be conducted at the Camino Mayor driveway.	10/22/14	
1- 6	Traffic	The TIA should analyze the construction traffic impacts that would occur during the improvements to Deer Springs Road and the I-15/Deer Springs Road interchange. The assessment of construction impacts should consider the possibility of concurrent road and interchange improvements and the overlapping of the road construction with the early phases of the proposed project coming online.	Analysis of the traffic impacts related to construction traffic will be included in the Traffic Impact Analysis, as well as in the Environmental Impact Report.	10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2014-MPA-14-018

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1- 7	Traffic	The traffic consultant and Caltrans should coordinate closely with County staff for the assessment of all proposed I-15/Deer Springs Road ramp interchange alternatives (Pg.15) because of their direct effect to traffic operations along the adjacent roads such as Deer Springs Road and Mesa Rock Road. The project's TIA must analyze the impacts to traffic operations along Deer Springs Road and Mesa Rock Road that will result from the various ramp interchange alternatives.	LLG will continue to coordinate with County Staff regarding the interchange. The Volumes report was finalized with input from County Staff and the final report was forwarded to the County.	10/22/14	
1- 8	Traffic	The Project Description discusses (Pg.15) the potential added benefits associated with the 2-lane Deer Springs Road alternative. The project's TIA must analyze traffic operations for each of the Deer Springs Road alternatives and the project's EIR must assess both the advantages and disadvantages associated with each road design alternative.	The TIA includes analysis of each alternative. The Traffic Study will include an assessment of the advantages and disadvantages associated with each road design alternative.	10/22/14	
1- 9	Traffic	The project engineer should provide design exception requests for all proposed onsite and offsite road designs that do not conform to the County's Public Road Standards. Staff's recommendations to approve or deny the proposed design exception requests will not occur until the TIA has been finalized and accepted by staff.	Comment noted. Design exceptions were submitted to County staff on 11/10/14.	10/22/14	
1- 10	Traffic	The Project Description does not discuss project phasing. If a phased development is not analyzed, all required road improvements will need to be completed prior to the first Final Map.	The improvements will be tied to the EDUs. Analysis will be included indicating the number of EDUs that can be built prior to the need for each improvement.	10/22/14	
2- 1	Road Sections	The Multi-use Trail through the open space will not require an easement, unless the Open Space is not dedicated to the County. However the 3' trail tread should only have minor clearing (not 12' as shown) around the tread.	Through discussions with County staff, the applicant understands that multi-use trails in the open space area will require easements.	10/22/14	
2- 2	Road Sections	Section F1 should have an extension of the pathway as in Section F2. Please discuss possible design solutions with staff due to the existing grade limitations in the area.	Trails and pathways establish direct connections from the main road to each of the neighborhood parks, to the community to the south, and to the open space to the north. An extension of the pathway along this particular segment of road is proposed.	10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2014-MPA-14-018

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2- 3	Road Sections	The Road Sections identify landscaping parkways often along both sides of the pathways. The road sections should identify the location of utilities when adjacent to roadways. Pathways shall be kept free and clear of above ground utility encroachment.	Road sections with landscaping on both sides of the street have been revised to indicate location of utilities. Some roads now include utilities easements to ensure that pathways will be kept free of above ground utilities.	10/22/14	
2- 4	Road Sections	The multiuse-trail (pathway) along the main road is only provided on one side of the road. The current size is proposed at 8'. The project should consider increasing the size to 10' as there will be two-way traffic on the facility.	Road sections have been revised to indicate an 8-foot multi-use "pathway" along the main road and Deer Spring Road. Existing grade limitations along the main road and right-of-way constraints on Deer Springs Road require that the pathway remain 8-foot wide, which is a standard pathway width per the County Trail Guidelines.	10/22/14	
3- 1	Trails	The Park and Trail Plan should identify the Multi-use Trail as a Pathway since it is proposed to be within the ROW of Deer Springs Road and other internal roads.	Park and Trail Plan has been revised to indicate pathways along roads.	10/22/14	
3- 2	Trails	The Park and Trail Plan should identify the Internal Trail within Neighborhoods as a pathway also, as they are within the ROW.	Park and Trail Plan has been revised to indicate pathways along roads.	10/22/14	
3- 3	Trails	The Park and Trail Plan should devise a different symbology for the trails that are not within the road ROW. As these are more accurately described as 'trails' as they need easements across private property.	Park and Trail Plan has been revised to include a separate symbol for trails that are not within the road ROW.	10/22/14	
3- 4	Trails	The Park and Trail Plan should provided revised symbology for the different trail, pathway and other network alignments.	Park and Trail Plan has been revised to include a separate symbol for trails that are not within the road ROW.	10/22/14	
3- 5	Trails	The Park and Trail Plan should not combine Internal Trail/Pathway mileage that is not within the neighborhood streets. They should differentiate those that are outside of the neighborhood and actual trail experiences.	Park and Trail Plan has been revised to include a separate symbol and mileage for each trail type.	10/22/14	
3- 6	Trails	The Park and Trail Plan should add a symbol for sidewalk provision to show connectivity to the parks (example Terraces neighborhood).	Park and Trail Plan has been revised to include a separate symbol for sidewalk connections to the parks.	10/22/14	
3- 7	Trails	Please provide conceptual park plans that identify pedestrian access, including crosswalks, sidewalks, and pathways.	Conceptual park plans illustrate safe pedestrian access including connections to crosswalks, sidewalks, and pathways. Conceptual park plans were submitted to County Park staff on 12/16/14.	10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2014-MPA-14-018

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4- 1	Tentative Map Sheets	Sheet 1 should add a pathway symbology in addition to the trail symbology.	A symbol for "Pathway" has been added to the legend and to the individual sheets.	10/22/14	
4- 2	Tentative Map Sheets	Sheet 2, Section H2 Deer Springs Road should identify proposed parkway improvements (DG pathway or sidewalk).	Section H2 has been amended to indicate an 8' Pathway on the North side.	10/22/14	
4- 3	Tentative Map Sheets	Sheet 4 has a section S 2 but that is not found on the section sheet #2.	Section call out "S2" on sheet 4 was an error. It has been corrected to "J2."	10/22/14	
4- 4	Tentative Map Sheets	Sheet 4 identifies the use of the existing dirt roads as the main open space trail (8') however, staff should assist in consultation on the continued use of these roads for sustainability of the trails and the need for potential re-routes due to grade/erosion etc.	Several existing trails have been re-routed to new configurations that meet County Trail guidelines. Some short segments of existing trail remain as they provide access to the existing utilities. Proposed trail design has been revised after coordination with staff. Staff comments have been incorporated into the trail design depicted in this resubmittal.	10/22/14	
4- 5	Tentative Map Sheets	Sheet 4 open space trails appears to be missing some of the segments/symbology of the Park and Trail Plan.	Proposed trail design has been revised after coordination with staff. Staff comments have been incorporated into the trail design depicted in this resubmittal.	10/22/14	
4- 6	Tentative Map Sheets	Sheet 5 is missing the pathway symbology on Sarver Lane before and after the proposed roundabout.	The roundabout has been removed from the project design. The continuous length of pathway along Sarver lane is more clearly depicted on this resubmittal.	10/22/14	
4- 7	Tentative Map Sheets	Sheet 6 should provide some stairs to the Park from the Town Center across Street TC-2.	The applicant will consider this comment as part of final design.	10/22/14	
4- 8	Tentative Map Sheets	Sheet 8 identifies the 'trail' (in the Park and Trail Plan) as a 24' utility access road. If it is such it should not be counted as trail mileage.	This "trail" has been removed and is not included in the total trail mileage. The Tentative Map has been revised to delete this Private Access Road for the Trail system.	10/22/14	
4- 9	Tentative Map Sheets	Sheet 9 has trails that are over 19% slope. If existing, they should be evaluated for re-routes. If proposed, they should be evaluated for re-routes.	The existing trails have be re-routed to new configurations that meet County Trail guidelines.	10/22/14	
4- 10	Tentative Map Sheets	Sheet 9 should provide pathways on both sides of Street M-1 &2 from Street M-3 to Sierra Parkway	Pedestrian access is provided on both sides of the street. A 6-foot pathway is located on one side and a 5-foot sidewalk on the other. A third street connection with Parkway has been added at Street M-3. Pathways will be provided on one side only for Streets M-1, M-2 and M-3.	10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2014-MPA-14-018

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4- 11	Tentative Map Sheets	Sheet 9 shows a trail alignment over a proposed brow ditch. Trails shall be kept free and clear of above ground utilities and other structures. They can cross brow ditches at right angles and with a short bridge deck.	A section has been added to the plan to indicate that the trail will be to the side of the brow ditch, and crossings will occur only at right angles utilizing short bridge decks.	10/22/14	
4- 12	Tentative Map Sheets	Sheet 11, Sierra Parkway needs walking provisions on the south side of the street adjacent to the community park.	Park design revised to include sidewalks / pathways on all sides.	10/22/14	
4- 13	Tentative Map Sheets	Sheet 11, trails within the brush management area will require easements since the brush management areas are presumably HOA owned and maintained areas.	Through discussions with County staff, the applicant understands that multi-use trails in the open space area will require easements.	10/22/14	
4- 14	Tentative Map Sheets	Sheet 12, Street V1 (section E1) is a private road with pathway, since it connects to public parks and the utility road 'trail' the private road trails should have public access easements connecting all the publically accessible trail/park network.	Street V-1 is no longer proposed as a Private Road.	10/22/14	
4- 15	Tentative Map Sheets	Sheet 13, is missing the pathway symbology on Sarver Lane before and after the proposed roundabout	The roundabout has been removed from the project design. The continuous length of pathway along Sarver lane is more clearly depicted on this resubmittal.	10/22/14	
4- 16	Tentative Map Sheets	Sheet 14 should provide more detail of the proposed park at the equestrian trailer staging area.	This detail is included in the Park Concept Plan and in the Specific Plan.	10/22/14	
4- 17	Tentative Map Sheets	Sheet 15 appears to show the full relocation of existing Sycamore Road when connecting to improved Deer Springs Road.	Sycamore Road's location has been revised to agree with the conditions of approval for the T.E.R.I. project.	10/22/14	
4- 18	Tentative Map Sheets	Deer Springs Road alignment study should show through bike lanes adjacent to right turn lane and through lanes when dedicated right turn lanes are present.	The Deer Springs Road improvements have been modified to include through bike lanes where dedicated right turn lanes are present.	10/22/14	
4- 19	Tentative Map Sheets	Deer Springs Road Alignment study should consider a 2.1B classification as there are over 15 intersection/driveways from STA 45+00 to 75+00.	The proposed classification for Deer springs Road has been revised to 2.1B.	10/22/14	
5- 1	Project Description	Greater details of the electric bike share system should be provided.	The electric bike share program will include approximately 10 electric bikes at each kiosk, and a kiosk within each of the seven planning areas. Further detail regarding this program has been included in the Project Description as well as in the Specific Plan.	10/22/14	
5- 2	Project Description	The Sierra Town Center neighborhood lists 95 residential units, but counts on the TM sheets identify only 82 condos.	The Tentative Map has been corrected to show 95 condominium units on Sheet 6, matching Sheet 1.	10/22/14	