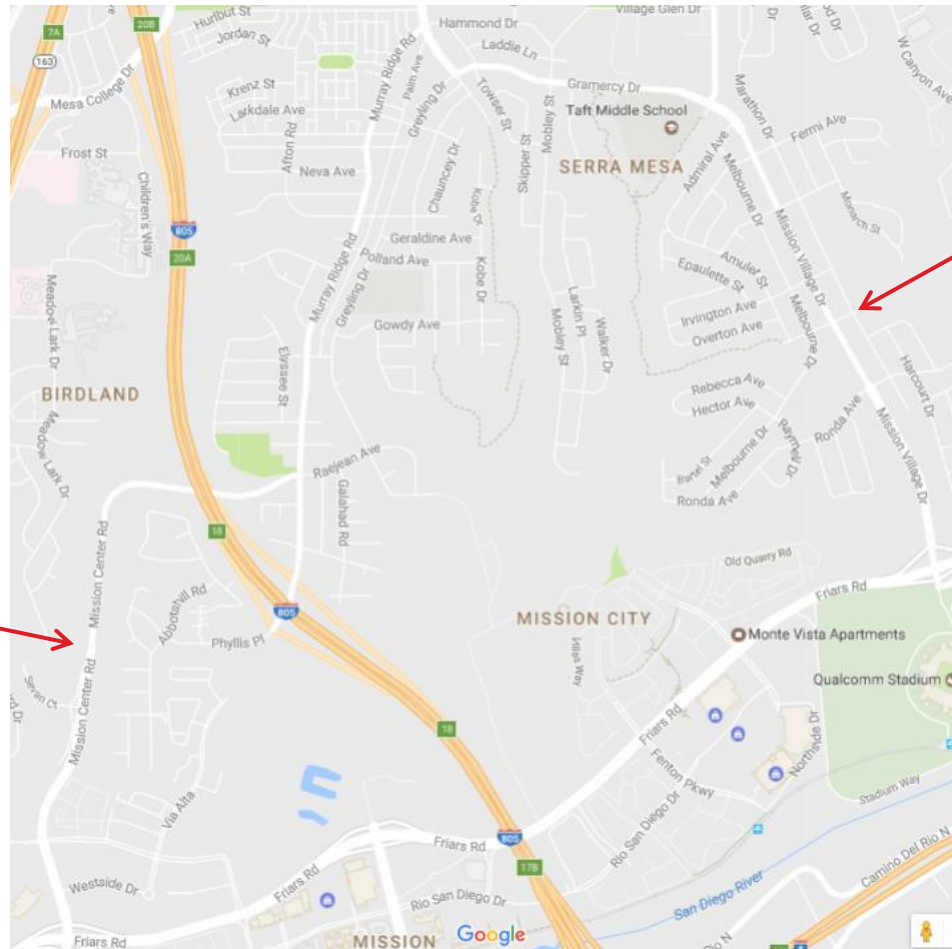


Get the Facts Franklin Ridge Road Connection

Serra Mesa Community Plan Amendment
Summary of SMPG analysis of Recirculated DEIR

Photos primarily from either Google or Recirculated DEIR
DEIR – Draft Environmental Impact Report

Linkages exist between Serra Mesa & Mission Valley



Mission
Village
Drive

Mission
Center
Road

Connection Across from City View

Franklin Ridge
4 lanes with signal



Access–Emergency, Bicycle, Pedestrian

- ▶ Access at Kaplan/Aperture Circle*



*Not mentioned in Recirculated DEIR

- ▶ Shows bollards at the emergency access
- ▶ Access used extensively by both communities
 - Civita residents parking on local streets
 - Serra Mesans using Civita park & dog park



Trail for pedestrians & bicyclists from Civita to Phyllis Pl Park mandated*

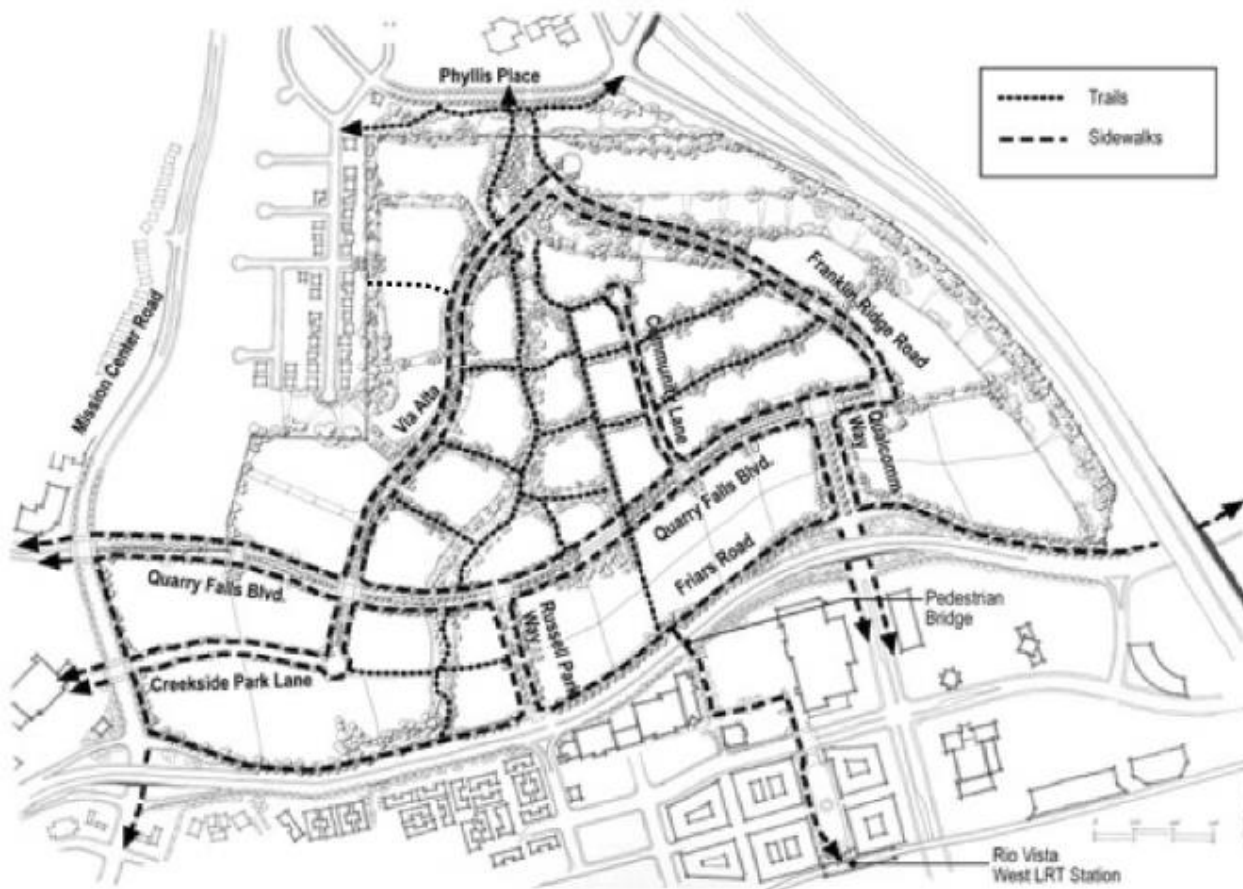


Figure 5.2-3.
Quarry Falls Pedestrian Trails and Facilities

*Not mentioned in Recirculated DEIR

Mission Valley Community Plan Contradictions (Serra Mesa Community Plan doesn't include a connection)

“Public streets of adequate capacity to connect Stadium Way and Mission Center Road at I-805 at Phyllis Place will be needed when urban development occurs north of Friars Road...”

“Streets serving new development should be connected to the road network and not to major streets serving residential areas in the mesas.”*

*Not mentioned in Recirculated DEIR

City Council Resolution (Oct 2008)

Focus is on safety & bicycle & pedestrian access.

Issues City Council directed staff to analyze	SMPG Findings
1. Whether police and fire response time would be improved with road connection	Study/Documentation to support City's position of improvement not provided; Kaplan Dr not considered
2. Whether the road connection could serve as an emergency evacuation route	Evacuation route already exists at Kaplan Dr and Aperture Circle

City Council Resolution continued


Issues City Council directed staff to analyze	SMPG Findings
3. Whether it is feasible to make the road available for emergency access only	Emergency access already exists at Kaplan Dr and Aperture Circle
4. Whether pedestrian and bicycle access would be improved by the street connection	Pedestrian & bicycle access exists at Kaplan Dr and trail from Civita to Phyllis Place Park is mandated

City's Objectives

- Resolve the inconsistency between the Mission Valley Community Plan and the Serra Mesa Community Plan by providing a **multi-modal linkage** from Friars Road in Mission Valley to Phyllis Place in Serra Mesa.
- Improve **local mobility** in the Serra Mesa and Mission Valley planning areas.
- Alleviate **traffic congestion** and improve **navigational efficiency** to and from local freeway on- and off-ramps for the surrounding areas.
- Improve emergency access and evacuation route options between the Serra Mesa and Mission Valley planning areas.
- Provide a safe and efficient street design for motorists, cyclists, and pedestrians that minimizes environmental and neighborhood impacts.

Note: Focus on mobility & traffic congestion.

Impacts

- ▶ Mitigation requires bike lane removal from Murray Ridge (Mission Center to Sandrock) & Murray Ridge/Sandrock intersection
 - ▶ Implementation of 6 of 19 mitigations (includes bike lane removal) violates City's land use & mobility policies; 8 of 19 assume will not occur; 10 of 19 remain significant & unavoidable
 - ▶ Relocate high-pressure gas line
 - ▶ Steep grade (developer indicates under 10%)
- 

- ▶ Connection creates “safety hazard for vehicles entering or exiting the City View Church” – Franklin Ridge doesn’t align with church driveway

56

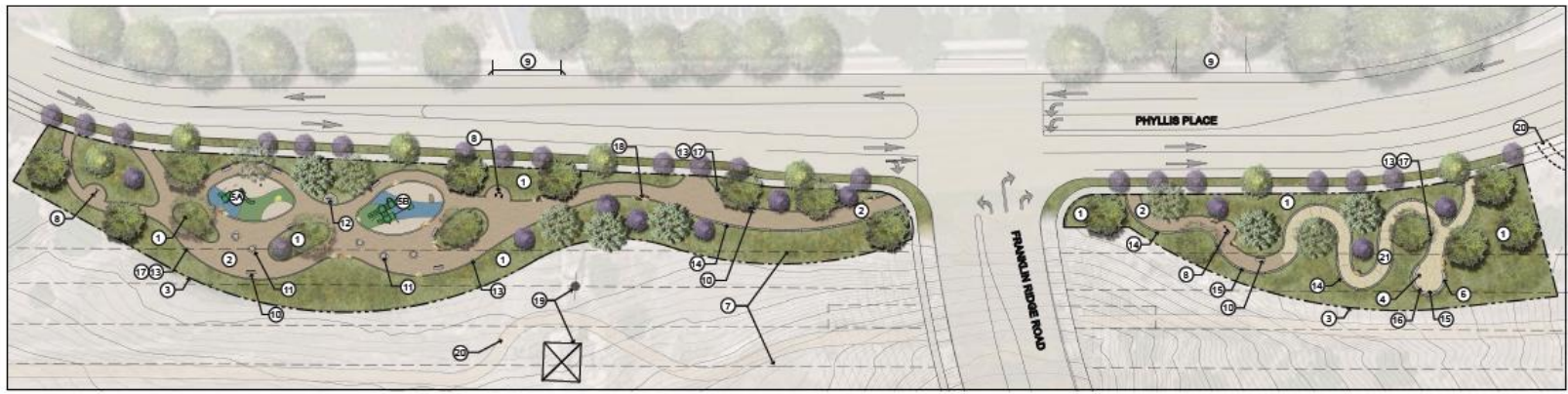
Senior
Housing
Units
within
300 ft

Approx
connection
location

Church driveways



- ▶ Phyllis Pl (2 lanes~40' width) between Franklin Ridge & freeway ramps widened to 5 lanes, possibly impact sensitive land and park
- ▶ Impacts 56 retirement/Senior units across from church (sensitive receptors)
- ▶ Phyllis Place Park (1.33 a) split in two – safety



- ▶ Huge traffic increase into residential community brings with it by definition additional safety and quality of life issues (noise, accidents, parking, and pollution)

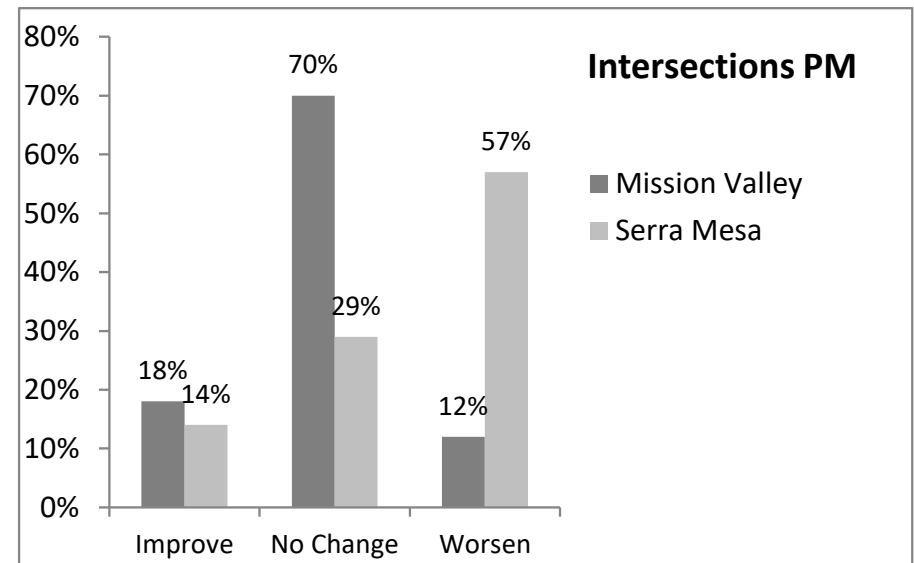
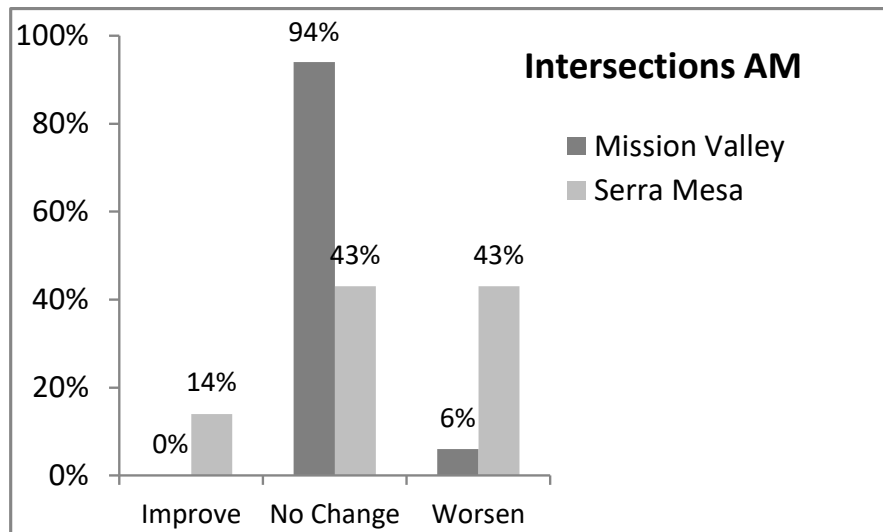
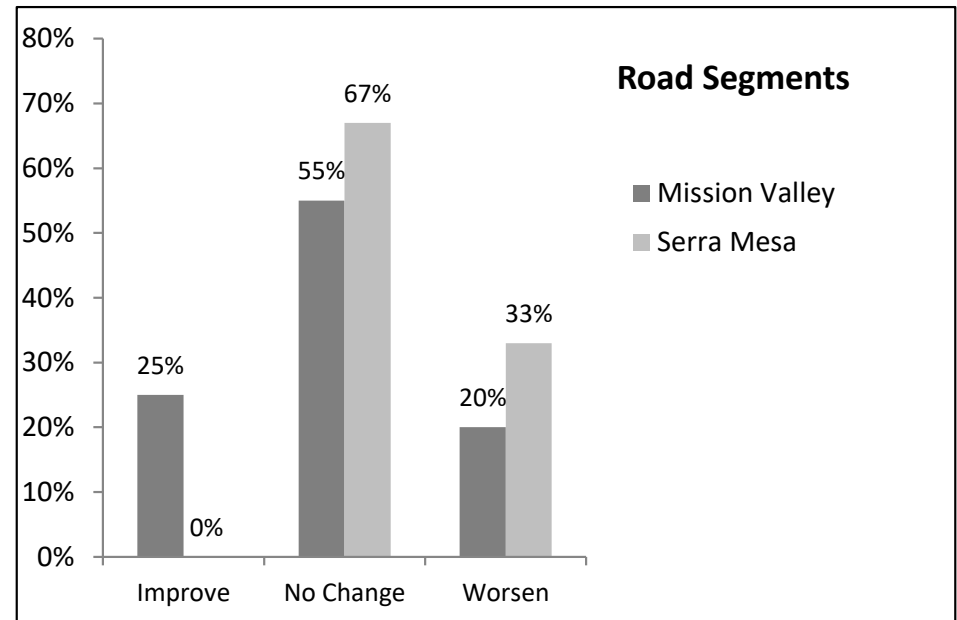
City determined less than significant impacts on noise, visual effects/neighborhood character, and air quality.

Evidence of impact: park bisected; ADTs (Average Daily Trip) increase from 2,420 (existing) to 34,540 (long term)


Traffic Impacts (ADT= Average Daily Trip; LOS= Level of Service)

Impact Areas	Without Connection	With Connection	Results with Connection
Phyllis Pl	ADTs: 2,420	ADTs: 34,540	Significant increase in Traffic – Worse
Franklin Ridge (Via Alta to Civita)	LOS: C	LOS: F	More traffic – Worse
I-805 bridge	LOS: E	LOS: F	61% more vehicles – Worse
I-805 on-ramps	Delays <15 min	Delays 31 – 43 min	Significant delays – Worse
I-805 freeway	LOS: F	LOS: F	Would result in significant impact at 6 freeway segments


Traffic congestion not lessened: worsened in Serra Mesa; won't help most of road segments & intersections in Mission Valley.




Flaws in Recirculated DEIR

- ▶ Omissions – emergency access, trail, Senior housing
 - ▶ Omission in discussion – Mission Center & Mission Village provide direct link
 - ▶ Violates City policies & goals – walkable community, congestion relief, fosters auto dependency, bicycling, etc.
 - ▶ Air Quality & Noise Analysis Validity – sensitive receptors not studied; based on TIS
- 

Flaws continued

- ▶ Traffic Impact Study (TIS) & Analysis Inadequate – traffic counts outdated, queuing impacts not studied, induced traffic not studied, not comprehensive (adjacent streets), data for VMT analysis inaccurate
 - ▶ DEIR objectives don't agree with Resolution mandates; objectives not met
 - ▶ Mitigation analysis inadequate & infeasible
 - ▶ Conclusion not based on evidence
 - ▶ Inconsistencies
- 

Flaws continued

- ▶ Mitigation requires removal of bike lanes on Murray Ridge from Mission Center to Sandrock
 - ▶ Mitigation analysis inadequate & infeasible
Implementation of
 - 6 of 19 violates City's land use & mobility policies
 - 8 of 19 assumes mitigation not occur
 - 10 of 19 indicate impacts Significant and Unavoidable
- 

Process

- ▶ Comments responding to DEIR due by May 30
- ▶ Staff responds to all comments; response will be in staff report
- ▶ Planning Commission Hearing
- ▶ Smart Growth & Land Use Committee Hearing
- ▶ City Council Hearing

For the letter and position statement, click [HERE](#). For questions, send an email to smpg@serramesa.org