

Serra Mesa Community Plan Amendment Roadway Connection Project

Connector Significantly Impacts Serra Mesa & Civita

Points	Comment
Nimbys	Support Growth - SMPG & residents of Phyllis Pl supported Quarry Falls; advocated for over decade for development of permitted multi-unit project on empty lot across from Taft Middle School
Road Approved	Road not approved, confirmed by staff
Connectivity	<ul style="list-style-type: none"> • Linkages: Mission Center, Mission Village, Kaplan • Bicycle and pedestrian trails: Mandated with or without road connection
Safety	<ul style="list-style-type: none"> • Connector only .2 mi closer for Station 28 on Kearny Villa than Kaplan • Congestion on Phyllis Pl, Via Alta (2 lane with median), & Franklin Ridge negates any response time gain from closer access • Church parking lot won't align with connector creating unsafe condition; CUP allows vehicles to make left turn • Pedestrians – only 2 crosswalks on Via Alta & on Franklin Ridge; 8% grade prevents adding more • School at corner of Via Alta & Civita: ages 5-9 yrs at higher risk of pedestrian injuries • ADTs on Via Alta double to 20,919 = double chance for pedestrian accidents, especially traveling downhill; speed limit not determined • Phyllis Place Park bisected by connector: pedestrians need to cross 4 lane intersection • FEIR indicates connector provides limited benefit for evacuation to 200+ homes in Phyllis Pl area & surrounding communities have multiple access routes • Suggestion: Redesign Kaplan emergency access to improve accessibility or approve Bicycle, Pedestrian & Emergency Access Only alternative
Traffic	<ul style="list-style-type: none"> • More than 50% of road segments & intersections studied show No Change; ~25% worsen • LOS level for Friars remains C with or without road connection • Result in significant impact on 6 freeway segments • Bridge: 61% more vehicles on I-805 bridge • Long term ADTs increase on Phyllis Place (Franklin to I-805 S) – 2,420 to 34,540; Via Alta (Franklin Ridge to Civita) – 3,637 to 11,686; Franklin Ridge (Via Alta to Civita) – 10,457 to 20,919 • Mission Valley improvements to alleviate traffic delays on Friars: Friars Road/SR-163 Interchange – \$41.2 million; widen westbound I-8 by 1 lane between Taylor & I-5 – \$13 million
VMT Reduced by 1.8% in study area & 0.28% region-wide	<ul style="list-style-type: none"> • VMT estimated with statistical model that didn't include margin of error, which according to SANDAG ranges from +/-7% to +/-10% & gets higher in future-year scenarios; VMT could be positive number; project could increase VMT • Possible inaccurate data used in SANDAG's model
19 Mitigations 10 in MMRP (includes City View Church – may not be implemented)	<ul style="list-style-type: none"> • 9 mitigations won't be implemented; most of them violate City policies • 5 mitigations (part of Quarry Falls MMRP) paid for by developer; unclear who pays for other 5 • Bicycle, Pedestrian, and Emergency Access Only requires Mission Center Rd widening only; developer pays, listed in Quarry Falls MMRP • Mitigation costs avoided with No Road or Bicycle, Pedestrian, and Emergency Access Only