

APTOS VILLAGE FAQ:

Traffic, Roads & Parking

Traffic:

1) Can you talk about how the traffic study works and how the increased traffic will not constitute an environmental impact?

Answer per County PW: The traffic study identified two intersections that would be immediately be impacted by additional traffic generated by the proposed project: Soquel Drive/Aptos Creek Road and Soquel Drive/Trout Gulch Road. The traffic study indicated the construction of traffic signals and left turn lanes on Soquel Drive at these two intersections would mitigate the anticipated project impacts. If the study indicates the impacts can be reasonably mitigated, then there is no reason to pursue an environmental impact report.

2) What study has been done for fire safety and emergency access of the project and neighborhood?

Answer per project Civil Engineer: The project plans have been reviewed and approved by both the Aptos La Selva Fire Department and their consulting reviewing firm, CSG engineers. All of the review comments set forth by CSG were addressed during the planning stages and were previously approved. After discussions with the Fire Marshall and other department staff, they have reiterated that the project will enhance fire protection throughout the area, by IMPROVING evacuation procedures with the new streets, enhancing fire protection with multiple fire hydrants throughout the site, all building will be sprinklered helping fire suppression and protecting surrounding buildings, property, and fire fighters. The project has worked with the district over the last 10 years ensuring adequate protection for the entire Aptos Village Area.

3) Traffic is already a nightmare in the morning and evening. What will the County do to mitigate the traffic jams?

Answer per County PW: As part of the overall traffic improvements on Soquel Drive, a traffic signal coordination analysis will be conducted to move traffic through the Soquel Drive corridor as efficiently as possible.

4) How will the development impact the traffic problems on Soquel Drive, particularly at the bridge and railroad overpass? What about the bottleneck at Spreckles?

Answer per County PW: As long as the left hand turn restrictions at this intersection during peak traffic periods are obeyed, the traffic flow will not be impeded. Regarding the Spreckles intersection, as part of the above mentioned traffic signal coordination analysis, the intersection will be analyzed for other signal timing options. The best timing sequence will be implemented.

5) How will we move the additional traffic through Soquel with a few signals?

Answer per County PW: The best way for traffic to move through the corridor is on a coordinated timing plan and with the addition of left turn lanes at the intersection so that the through traffic is not blocked.

6) When was the most recent traffic study conducted? What hours were monitored?

Answer: The traffic analysis for the Aptos Village development is dated November 2009. The Planning Commission first considered the project on February 10, 2010. The traffic analysis evaluated the evening commute peak hour.

Roadway Design:

1) How far up Trout Gulch Rd. will the bike lane go from Soquel Drive?

Answer per County PW: The bike lanes, as part of Phase 1, will be from Soquel Drive to Valencia Street where it will match with existing bike lanes. Bike lanes past the entrance to the Aptos Knolls trailer park to Valencia Road are being planned and are dependent upon a grant for a Safe Routes to School project.

2) Will Aptos get a new bridge at Soquel and Spreckles?

Answer per County PW: There are no current plans for a new bridge.

3) Where will Granite Way exit? If Cathedral, what impacts study has been done?

Answer per County PW: Granite Way will intersection and exit onto Cathedral Drive. The traffic analysis indicated a very good level of service would be achieved. The sight distance looking left from Granite Way up Cathedral Drive will meet the necessary engineering requirements.

4) How far apart will traffic lights be – from State Park to Trout Gulch?

Answer per County PW: The closest traffic signals are approximately 650 feet apart.

5) Is Aptos Creek Road a County Road? Or owned by State Parks? If State Parks, has the project received approval from the State?

Answer per County PW: The County has obtained the necessary rights-of-way from State Parks and the owner of Aptos Station to create a public right-of-way. The County will maintain the intersection from Soquel Drive to the entrance to the County Park. The development will create an entity to facilitate maintenance of all the other streets within the development.

6) What are you doing to preserve the original character of the architecture of the buildings and the wooden slat sidewalks along Soquel Drive? What buildings will be torn down?

Answer per County PW: The wooden slat sidewalks will remain. No buildings will be torn down for the County improvements.

7) Will the project include the installation of sidewalks on southern side of Trout Gulch Road and Valencia Road to Valencia Elementary School and flashing pedestrian-in-crosswalk alert lights at Trout Gulch Road and Aptos Village Way?

Answer per County PW: The County is currently applying for a grant application for a sidewalk and bike lanes from Cathedral to Aptos School Road. A crosswalk on Trout Gulch will be constructed at Cathedral at the Post Office. Flashing lights at the new intersection are not anticipated at this time.

8) Do the proposed roadway intersections include wide turning radii for fire trucks and emergency vehicle access? What route would a ladder truck take to respond to the 3 story structures?

Answer per BSB: The Fire District carefully reviews all roadway plans and building designs prior to approval and subsequent construction, to ensure access and safety. In addition to meeting codes for turning radii for truck access new buildings are required to be sprinklered, further enhancing safety.

9) Will the project include a dedicated turn lane on Cathedral for Granite Way traffic?

Answer per County PW: A turn lane was not warranted for this intersection.

10) Will the project include a dedicated turn lane on Trout Gulch for Aptos Village Way traffic?

Answer per County PW: A turn lane was not warranted for this intersection.

Parking:

1) Where will people park to commute via the bus?

Answer per County PW: Public parking will still be available on the public streets. First come, first served.

2) Where will parking be for existing businesses on Soquel Drive?

Answer per County PW: Where it is now.

3) Where is the parking for weekend Nisene Marks visitors and how much?

Answer per BSB: Parking will be provided along Aptos Creek Road for the State Park. Fifteen total spaces are identified for the Park and are not included in project parking requirements. Additional parking in the Village will be first come, first serve.

4) Will there be parking meters for on street parking? Will there be unrestricted parking available to Forest of Nisene Marks users and/or those attending festivals?

Answer per BSB: There are no meters proposed for on-street parking. Parking is first-come first-serve with exception of designated residential spaces.

Railroad Crossings:

1) Why does the Davenport crossing have to be closed for Parade Street approval?

Answer per County PW: The California Public Utilities Commission (CPUC) staff recommended two at-grade railroad closures for one new at-grade crossing. The one in Davenport was recommended by CPUC staff.

Schedule and Construction impacts:

1) During construction, how often will Trout Gulch, Cathedral and Soquel Drive be impacted and/or closed to only one lane?

Answer per County PW: Any and all road and traffic lane closures will be advertised in advance. Most work will be conducted on the sides of the roads that will limit the impacts to lane closures. The website to obtain information on road closures is <http://www.sccroadclosure.org/>.

2) The 49 Village Creek Homes off Aptos Creek Road and the other homes in the forest already have much difficulty getting to Village Creek Road on the weekends due to parking on Aptos Creek Road for Nisene Marks. If the road is closed off for construction, how can you assure two-way road access on Aptos Creek Road to Village Creek Road?

Answer per County PW: Aptos Village Way (the new street connecting Trout Gulch Road and Aptos Creek Road) will be constructed as part of the first phase and can be used to route traffic around any required road or lane closures.

3) What is the schedule for completion of the County's Phase I intersection and roadway improvements?

Answer per County PW: The County's Phase 1 construction is expected to start in 2016 and last for at least six months.

4) Is the development or the County paying for improvements?

Answer per County PW: The developer is required to pay Transportation Improvement Area fees based upon the new trips generated by the development. Those funds are being used to help finance the County's portion of the improvements on Soquel Drive and Trout Gulch Road.

5) When was the last traffic report done to address TIA fees?

Answer per BSB: The Traffic Engineer, TJKM, last determined the proposed and updated project trip calculation with commensurate TIA assessment in April, 2015.

6) Who will own the proposed roads and who will pay for their future maintenance?

Answer per BSB: The roads will be in a public right-of-way. However, the Association will maintain them, including reserves for future repairs. The Association will collect monthly dues to finance the repair budget.

7) What will be done to minimize dust and noise during construction?

Answer per BSB: Per Project Conditions of Approval:

- a) All construction will be limited to the time between 8am and 5pm weekdays unless a temporary exception to this time is approved in advance by County Planning to address an emergency situation.
- b) A representative will coordinate and respond to disturbance issues.
- c) On-site signage will provide a 24hr. contact number for the coordinator to receive complaints, record them and take action to remedy the disturbance.