

California Department of Transportation

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April 9, 2025

11-SD-52, 67, 125
PM VAR

Fanita Ranch

Second Recirculated Sections of Final Revised EIR/SCH#2005061118

Ms. Sandi Sawa
Director of Planning and Building
City of Santee
10601 Magnolia Ave.
Santee, CA 92071

Dear Ms. Sawa:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Second Recirculated Sections of Final Revised Environmental Impact Report (EIR) for the Fanita Ranch Project located near State Route 52 (SR-52), State Route 67 (SR-67) and State Route 125 (SR-125) in Santee. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the City of Santee in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections

between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

System Planning

1. Fanita Ranch Project Plan
 - a. NOA Form
 - i. Page 4 of the Notice of Availability (NOA) Form does not include a key of the project location map to distinguish the two areas shown (northern portion is a dark grey, the rest is a light color). From cross-referencing with the Land Use and Planning TC document, the overall shape seems to be the boundaries of the City of Santee. Please include a key or label to clearly identify each area.
 - b. 4.10 Land Use and Planning TC
 - i. Please update page 4.10-10 that discusses the San Diego Forward: The Regional Plan to reference SANDAG's 2021 Regional Plan and Draft 2025 Regional Plan instead.
 - ii. Page 4.10-32 and 4.10-36 of the REIR states construction for Fanita Ranch is anticipated to begin in 2023, which no longer applies. Please adjust to reflect the current timeline.
 - iii. There is no mention of Caltrans in this section other than references to "freeways" for areas that discuss the Noise Element on page 4.10-14 and the Santee General Plan on pages 4.10-37 and 4.10-40. Please include Caltrans in other relevant sections.
 - iv. Bullet 12d. on page 4.10-12 mentions the Mast Blvd. widening/SR-52 Pavement Improvement and Auxiliary Lane Project: "The participation in and extension of Mast Boulevard east and/or west to connect with State Highways 67 or 52 and Mission Gorge Road." Please be aware of the [Caltrans public notice](#) about this project as it provides details about the intended scope of work.
2. Comprehensive Multimodal Corridor Plans (CMCP)
 - a. Please note the following updates on relevant CMCPs to the Fanita Ranch Project Area:
 - i. As of September 2022, [SR 67 San Vicente CMCP](#) has been completed.
 - ii. As of June 2023, [SR 52 Coasts, Canyons, and Trails CMCP](#) has been completed.
 - iii. SR 125 CMCP has been put on hold.

3. Other Proposed Improvements

a. [Caltrans Workplan Status Report](#): This report provides the progress of ongoing Caltrans projects, completed tasks, budget status, etc. The following Caltrans projects are currently in progress near the Fanita Ranch project area.

i. SR 52

o EA 11-43012: SR-52 Operational Improvement (PM 7.40/14.90) (p. 544)

ii. SR 67

o EA 11-43004: SR 67/Woodside Avenue Peer Oversight (PM 2.637/2.795) (Construct intersection improvements) (p. 549)

o EA 11-43118 67 at Riverford Road Operational Improvements (PM R3.70/R4.20) (p. 550)

4. Caltrans District 11 has a Transit Planner that can assist on future transit planning and coordination efforts between local jurisdictions.

Sustainability

Please continue to work with Caltrans District 11 regarding wildfire evacuation discussions and planning for transportation projects and transportation corridors (underway). This large development appears to have many beneficial fire mitigations (i.e. additional fire station(s), community education and preparedness, defensible space, and fire-resistant structures, but will still increase the population of the area that would ultimately use the transportation network daily and in the event of an emergency.

Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' Right-of-Way (R/W) through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the EIR that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all

environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to lighting, signage, drainage, guardrail, slopes and landscaping.

Right-of-Way

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Projects with the following:

- require a Caltrans Encroachment Permit
- have completed the Caltrans Local Development Review (LDR) process
- have an approved environmental document

need to have documents submitted for Quality Management Assessment Process (QMAP) process via email to D11.QMAP.Permits@dot.ca.gov. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Mark McCumsey, LDR Coordinator, at (619) 985-4957 or by e-mail sent to Mark.McCumsey@dot.ca.gov.

Sincerely,

Kimberly D. Dodson

KIMBERLY DODSON
Branch Chief
Local Development Review