

California Department of Transportation

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October 27, 2022

11-SD-5
PM 19.9

4620 Pacific Viewpoint Old Town Vacation

Mr. Bryan Hudson
Project Manager III
City of San Diego
Development Services Department



Dear Mr. Hudson:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the proposed development project near Taylor Street and Interstate 5 (I-5). 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.

Caltrans has the following comments:

Local Development Review

The revised site plans dated September 9, 2022, show that storm drain infrastructure has been moved outside Caltrans Right of Way. However, please be advised that the project may require a temporary construction permit with Caltrans. Please continue coordinating with Caltrans as additional development plans become available for review. Based on the plans submitted to date, Caltrans is conceptually in agreement with the advancement of this development through the City of San Diego's discretionary permit process. Additional project details and specific engineering aspects of the project related to safety, maintenance, hydraulics, easement access, traffic, permitting, and construction will need to be coordinated with Caltrans as the project progresses.

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Traffic Analysis

The LOS Engineering Project Information Form (PIF) and Vehicle Miles Traveled Screening document dated April 2022, states the following (Page 5):

Local Mobility Analysis (LMA)

The City of San Diego Transportation Study Manual guidelines, dated September 29, 2020, has a Project Information Form (PIF) to summarize the project information to determine if the project generates enough traffic to require a Local Mobility Analysis (LMA) or whether it can be screened out from preparing an LMA. Based on the TSM guidelines, the project requires a LMA because it is forecasted to generate more than 1,000 unadjusted driveway daily trips.

Caltrans would like to request a copy of the LMA document, when available for review.

Active Transportation

Caltrans views all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in California and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation network.

Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promote a complete and integrated transportation network.

Early coordination with Caltrans, in locations that may affect both Caltrans and the City of San Diego is strongly encouraged.

Trade Corridor/Maintenance

Caltrans' existing easement needs to remain, and be continuous along the retaining wall, and at a minimum of 10 feet wide.

Please be advised that any proposed gates near the existing Caltrans retaining wall access, would require a Maintenance Agreement.

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Caltrans can only enter into Maintenance Agreements with local governments or government agencies (i.e. City of San Diego). Caltrans cannot enter into Maintenance Agreements with private developers.

Clearly show/delineate Caltrans easements and Caltrans Right-of-Way (R/W) on future plans.

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.

An encroachment permit will be needed if any temporary construction work will need to encroach into Caltrans' easement.

Any work performed within Caltrans' Right of Way (R/W) will require discretionary review and approval by Caltrans. As part of the encroachment permit process, the applicant must provide an approved final environmental document, corresponding technical studies, and necessary regulatory and resource agency permits, specifically, any CEQA determinations or exemptions.

If you have any questions or concerns, please contact Roger Sanchez, LDR Coordinator, at (619) 987-1043 or by e-mail sent to roger.sanchez-rangel@dot.ca.gov.

Sincerely,

Maurice A. Eaton

MAURICE EATON
Branch Chief
Local Development Review