

**DEPARTMENT OF TRANSPORTATION**

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10/26/2020

Governor's Office of Planning &amp; Research

**Oct 26 2020****STATE CLEARINGHOUSE**

October 26, 2020

11-SD-8

PM 9.59

Alvarado Specific Plan  
DPEIR/SCH #2019059095

Mr. Kirt Coury  
Project Planner  
Community Development Department  
City of La Mesa  
8130 Allison Avenue  
La Mesa, CA 91942

Dear Mr. Coury:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Draft Program Environmental Impact Report (DPEIR) (SCH # 2019059095) on the Alvarado Specific Plan near Interstate 8 (I-8) on Alvarado Road between Fletcher Parkway and 70<sup>th</sup> Street in the city of La Mesa. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with Caltrans' mission and state planning priorities.

Caltrans has the following comments:

**Environmental**

Caltrans recommends that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans Right-of-Way (R/W) that includes impacts to the natural environment, infrastructure (highways/roadways/on- and off-ramps) and appurtenant features (lighting/signs/guardrail/slopes). Caltrans is interested in any additional mitigation measures identified for the Final EIR. Specifically, Caltrans would like to know the information for the resources listed in the Notice of Preparation (NOP).

## **Traffic Impact Analysis**

The Caltrans Traffic Engineering & Analysis Branch has received the Alvarado Specific Plan DPEIR and has acknowledged that the project meets the vehicle miles traveled (VMT) guidelines by its locations “within one-half mile of a rail transit station and would provide pedestrian and bicycle access to the 70th Street MTS Trolley Station.” In addition, “Although not required per the VMT screening threshold for proximity to transit, a VMT analysis was conducted for the project to determine whether it would exceed VMT thresholds. According to the VMT analysis prepared for the project, the VMT per capita resulting from the proposed project is 88 percent of the regional average, exceeding the 85 percent threshold for residential projects. However, the project would implement VMT reduction features including construction of a transit-oriented development and provision of pedestrian and bicycle facility improvements, which would reduce the project’s VMT per capita to approximately 81 percent of the regionwide VMT per capita, meeting the 85 percent threshold. Therefore, the project would not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).”

## **Hydraulics**

- 1) Coordinate with Caltrans’ Survey Branch to obtain Caltrans R/W and I-8 stationing, centerline, and alignment name to be shown and labeled on all plans and maps containing I-8.
- 2) Provide copy of record plans for all existing drainage features. This includes but is not limited to: Caltrans as-built plans, City/County Record drawings, permit documents, etc.
- 3) Provide a copy of all drainage related improvement plans and record plans within the Hydrology and Hydraulics (H&H) Study.
- 4) Provide a copy of the Federal Emergency Management Agency (FEMA) Effective Model in the H&H Study.
- 5) Existing Drainage Map:
  - a) Show and label all existing drainage facilities including pipes, headwalls, channels/swales, etc.
  - b) Show and label Caltrans R/W.
  - c) Contour labels are illegible. Please revise.
  - d) Show and label flowpath lengths and starting/ending elevations.
  - e) Provide a Legend.

- 6) Proposed Drainage Map:
  - a) Show and label all proposed drainage facilities including pipes, headwalls, channels/swales, etc.
  - b) Show and label all existing drainage facilities to remain post-development
  - c) Show and label Caltrans R/W.
  - d) Contour labels are illegible. Please revise.
  - e) Show and label proposed contours.
  - f) Show and label flowpath lengths and starting/ending elevations
  - g) Provide a Legend.
- 7) Flood Zone AE: Conceptual Floodplain Study provided. Do we need a letter from the County accepting this analysis?
- 8) Provide Existing and Proposed Inundation Maps.
- 9) Are the Conceptual Plans shown in Appendix F the current plans for this development?
  - a) Is the 2-7'x7' RCB a proposed drainage feature?
  - b) The 2-7'x7' RCP proposed upstream connection is in Caltrans' R/W to a Caltrans' owned channel.
  - c) Where is the split flow analysis?
  - d) Where is the analysis upstream of the split-flow?
- 10) Preliminary Floodplain Analysis Map:
  - a) Indicates an existing water surface elevation, but no existing model is provided.
    - i) Is the Effective Model the Existing Model as well?
  - b) Include and label existing and proposed storm drains on the floodplain map.
  - c) The Preliminary Floodplain Analysis map must show the FEMA FIS Study Cross-Sections (U-U, V-V and W-W) and these cross-section labels should be included in the HEC-RAS cross-sections.
  - d) The Preliminary Floodplain A needs to include all cross-sections shown in the proposed and corrective effective HEC-RAS Models.
- 11) As Caltrans is the owner of the channel upstream of the Alvarado Road bridge the applicant is required to coordinate all floodplain studies with District 11 Caltrans Hydraulics Branch.

## **Design**

- Confirm the R/W boundary adjacent to the retaining wall.
- Verify the location of the retaining wall footing. Wall footings may not be placed within Caltrans R/W.
- Are there any footing easements?
- Figure 3-12, Proposed Vines; what are the impact to the retaining wall? Who will maintain the vines? Where will the irrigation be placed for the vines and other vegetation?

## **Right-of-Way**

Any work performed within Caltrans R/W will require discretionary review and approval by Caltrans. An encroachment permit will be required for any work within the Caltrans R/W prior to any construction. As part of the encroachment permit process, the applicant must provide an approved final environmental document including the CEQA determination addressing any environmental impacts within the Caltrans's R/W, and any corresponding technical studies.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions, please contact Mark McCumsey at (619) 985-4957 or by email at [mark.mccumsey@dot.ca.gov](mailto:mark.mccumsey@dot.ca.gov).

Sincerely,

**electronically signed by**

MAURICE EATON, Branch Chief  
Local Development and Intergovernmental Review Branch