

## California Department of Transportation

DISTRICT 11  
4050 TAYLOR STREET, MS-240  
SAN DIEGO, CA 92110  
(619) 709-5152 | FAX (619) 688-4299 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



April 24, 2023

Governor's Office of Planning & Research

**Apr 21 2023**

**STATE CLEARINGHOUSE**

11-SD-5, 805  
PM 31.188  
Torrey Pines U-Stor-It  
MND/SCH#2019060003

Ms. Sara Osborn  
Development Project Manager 3  
City of San Diego  
1222 First Ave., MS 501  
San Diego, CA 92101

Dear Ms. Osborn:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration for the Torrey Pines U-Stor-It located near Interstate 5 (I-5) and Interstate 805 (I-805). 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 San Diego 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:

### **Hydrology and Drainage Studies**

- Caltrans generally does not allow development projects to impact hydraulics within the State's Right-of-Way (R/W). Any modification to the existing Caltrans' drainage and/or increase in runoff to State facilities will not be allowed.
- The drainage study shows that the on-site drainage for this property flows away from Caltrans' R/W and towards Sorrento Valley Road in both existing and proposed condition. The flow at the downstream outfall (at Sorrento Valley Road) is basically the same in the existing and proposed condition. No additional hydraulic comments for this submittal. We want to ensure that water flows from the property towards the street (Sorrento Valley Road), and does not flow towards the I-5 freeway.

### **Geotechnical**

- The development is adjacent to the I-5 freeway lanes. There is a 30' tall retaining wall within Caltrans' R/W that supports the embankment, just east of the proposed project's property line.
- Please provide a plan set of the proposed development for Caltrans' review.
- Please provide geotechnical reports. Project geotechnical reports should address the impact of new development (especially excavation and construction) to Caltrans' retaining wall.

### **Complete Streets and Mobility Network**

Maintaining bicycle, pedestrian, and public transit access during the project's construction is important. Ensure that mitigation is provided to maintain bicycle, pedestrian, and public transit access during construction, and is in accordance with Caltrans' goals and policies.

### **Hauling**

The California Department of Transportation (Caltrans) has discretionary authority with respect to highways under its jurisdiction and may, upon application and if good cause appears, issue a special permit to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximum limitations specified in the California Vehicle Code. The Caltrans Transportation Permits Issuance Branch is responsible for the issuance of these special transportation permits for oversize/overweight vehicles on the State Highway network. Additional information is provided online at:

<http://www.dot.ca.gov/trafficops/permits/index.html>

## **Noise**

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of I-5.

## **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' 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.

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 fencing, lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's draft Environmental Document.

## **Right-of-Way**

- There is an easement along the proposed U-Stor-It property and Caltrans' R/W for access, maintenance, and footing. Please see the attached R/W exhibit.
- 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.

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Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing [D11.Permits@dot.ca.gov](mailto:D11.Permits@dot.ca.gov) or by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Kimberly Dodson, LDR Coordinator, at (619) 985-1587 or by e-mail sent to [Kimberly.Dodson@dot.ca.gov](mailto:Kimberly.Dodson@dot.ca.gov).

Sincerely,

*Maurice A. Eaton*

MAURICE EATON  
Branch Chief  
Local Development Review

Attachment: Caltrans' Right-of-Way Map

PARCEL NUMBER	VESTEE	AREAS (SQ. M. & NOTED)	TYPE	RECORDED DATE INST. NO.	REF.
R/W	EXC.	REM.			
26982	H & M INVESTMENTS	1611 4771 8045	F	12-30-97 0066755	30845-3
*26983-1	VIA. MED. GRP.	1638	F	08-07-01 0555297	30845-2
26983-2	VIA. MED. GRP.	487	E	08-07-01 0555297	
26983-3	VIA. MED. GRP.	189	E	08-07-01 0555297	
26983-4	VIA. MED. GRP.	487	E	08-07-01 0555297	
30782-1	INT. MICRO. CORP.	1463	TEC	01-24-02 0059986	
30782-2	INT. MICRO. CORP.	358	E	01-24-02 0059986	
30782-3	INT. MICRO. CORP.	290	TEC	01-24-02 0059986	
30782-4	INT. MICRO. CORP.	358	TEC	01-24-02 0059986	
30783-1	CURTIS TECHNOLOGY, INC.	1189	FOC	11-19-01 0841634	
30783-2	CURTIS TECHNOLOGY, INC.	357	FOC	11-19-01 0841634	
30783-3	CURTIS TECHNOLOGY, INC.	713	FOC	11-19-01 0841634	
30783-4	CURTIS TECHNOLOGY, INC.	357	FOC	11-19-01 0841634	
32698	INT. MICRO. CORP.	1300	TEC	06-29-04 0608283	
32699	CURTIS TECHNOLOGY, INC.	357	TEC	05-02-03 0515544	

BPR. REG. NO.	STATE	FEDERAL PROJECT NO.
7	CALIF.	
DISTRICT 11 RIGHT OF WAY ENGINEER		12-01-2001

FOR THIS AREA SEE MAP

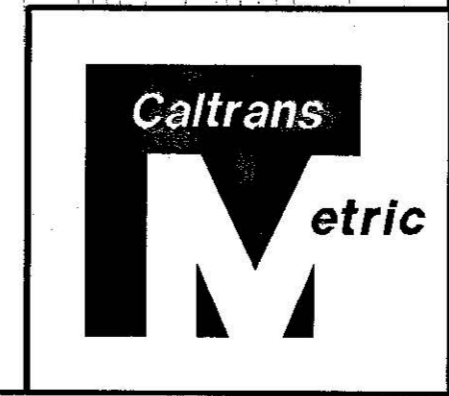
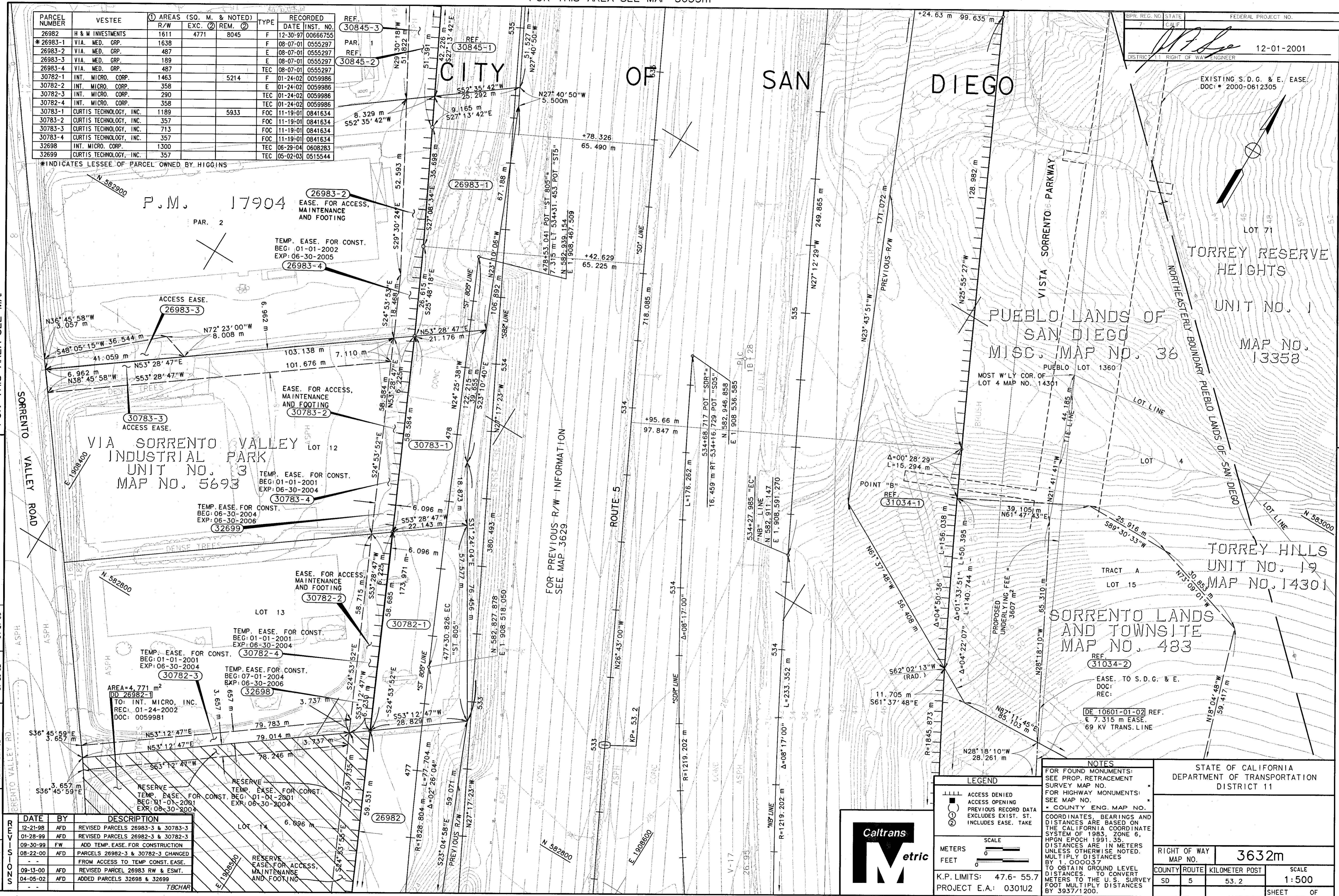
FOR THIS AREA SEE MAP

PROJECT ENGINEER	DATE RELEASED	PROJECT SUPERVISOR	DESIGN FILE UPDATE	MYLAR DATE
Allen Dbrake	04-05-02	JERRY LUPAGE	07-29-02	04-27-06

DATE PLOTTED: 01-03-06

DATE	BY	DESCRIPTION
12-21-98	AFD	REVISED PARCELS 26983-3 & 30783-3
01-28-99	AFD	REVISED PARCELS 26982-3 & 30782-3
09-30-99	FW	ADD TEMP. EASE. FOR CONSTRUCTION
08-22-00	AFD	PARCELS 26982-3 & 30782-3 CHANGED FROM ACCESS TO TEMP. CONST. EASE.
09-13-00	AFD	REVISED PARCEL 26983 RW & ESMT.
04-05-02	AFD	ADDED PARCELS 32698 & 32699

CADD FILE: tbrw1/sd/5/0301u2/metric/lotopo/3632m.dgn



LEGEND	
	ACCESS DENIED
	ACCESS OPENING
	PREVIOUS RECORD DATA
	EXCLUDES EXIST. ST.
	INCLUDES EASE. TAKE
SCALE	
METERS	0 60
FEET	0 200
K.P. LIMITS:	47.6 - 55.7
PROJECT E.A.:	0301U2

**NOTES**

FOR FOUND MONUMENTS:  
SEE PROP. RETRACEMENT SURVEY MAP NO.  
FOR HIGHWAY MONUMENTS:  
SEE MAP NO.  
COUNTY ENG. MAP NO.

COORDINATES, BEARINGS AND DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED. MULTIPLY DISTANCES BY 1.000037 TO OBTAIN GROUND LEVEL DISTANCES. TO CONVERT METERS TO U.S. SURVEY FOOT MULTIPLY DISTANCES BY 3937/1200.

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION DISTRICT 11			
RIGHT OF WAY MAP NO.	3632m		
COUNTY ROUTE	KILOMETER POST	SCALE	
SD 5	53.2	1:500	
SHEET		OF	