

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research

Mar 30 2021**STATE CLEARINGHOUSE**

*Making Conservation
a California Way of Life.*

March 29, 2021

11-SD-125

PM 4.419

Eastlake Behavioral Health Hospital
NOP/EIR/SCH #2021030087

Mr. Steve Power
Principal Planner
City of Chula Vista
Development Services
276 Fourth Avenue
Chula Vista, CA 91910

Dear Mr. Power:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review of Notice of Preparation (NOP) of an Environmental Impact Report (EIR), State Clearinghouse (SCH) # 2021030087 for the Eastlake Behavioral Health Hospital located at near Otay Lakes Road and State Route 125 (SR-125) in the city Chula Vista. 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 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 MND that Caltrans will use for our subsequent environmental compliance.

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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, any CEQA determinations or exemptions. 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 (highways, roadways, on-ramps and off-ramps) and appurtenant features (including but not limited to lighting, signage, drainage, guardrail, and slopes). Caltrans is interested in any additional mitigation measures identified for the EIR.

Traffic Engineering and Analysis

In accordance with Senate Bill (SB) 743 public agencies are required to use Vehicle Miles Traveled (VMT) to evaluate transportation impacts associated with development. Please provide a traffic impact study using the Caltrans-Vehicles Miles Traveled-Focused-Transportation Impact Study Guide (May 20, 2020). Provide a Vehicle Miles Traveled (VMT) analysis for the Eastlake Behavioral Health Hospital project. Caltrans guidance on VMT studies for local development has been released for use (Transportation Impact Study Guide, TISG). The TISG details how the Caltrans Local Development-Intergovernmental Review (LD-IGR) program reviews a land-use project's vehicle miles traveled. See <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

For additional guidance, Caltrans references the Governor's Office of Planning and Research (OPR) Senate Bill 743 based *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 2018) for guidance on the development of VMT based Transportation Impact Studies. Caltrans recommends use of OPR's significance thresholds for determination of transportation impacts from land use projects. OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA* is available online at <http://opr.ca.gov/ceqa/updates/sb-743/>.

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On page 4 of 14, under “Transportation, Access, and Parking”, paragraph 1 mentioned a detailed traffic impact study will be prepared in conjunction with the EIR to evaluate potential transportation impacts associated with VMT. Please submit the VMT report to Caltrans for review.

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

Sincerely,

Maurice A. Eaton

MAURICE EATON, Branch Chief
Local Development and Intergovernmental Review Branch