

## California Department of Transportation

DISTRICT 11

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August 28, 2023

11-SD-5, 78

PM VAR

Housing and Safety Element

DEIR/SCH# 2022090339

Mr. Scott Donnell  
Senior Planner  
City of Carlsbad  
1635 Faraday Ave.  
Carlsbad, CA 92008

Dear Mr. Donnell:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Draft Environmental Impact Report (DEIR) for the Housing and Safety Elements located near Interstate 5 (I-5) and State Route 78 (SR-78). 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.

Mr. Scott Donnell, Senior Planner

August 28, 2023

Page 2

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 Carlsbad 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:

### **Caltrans Maintenance and Operations Station**

The Housing Element proposes 182 housing units on the existing, actively used Caltrans' Carlsbad Maintenance Station near I-5/Palomar Airport Road, Carlsbad. The Caltrans Maintenance Station is the only one in North San Diego County and services areas from Del Mar to the San Diego County border at Orange County as well as freeways from I-5, SR-76 and SR-78. The land is not in Caltrans excess land, and is expected to be used for Caltrans Maintenance Operations for the long-term future.

If at some point in the future the City of Carlsbad would like to explore conversion of the Caltrans Maintenance Station for purposes of affordable housing, a number of things would need to happen, including but not limited to:

- A formal agreement would be needed between Caltrans and the City, detailing what would need to be done to transfer the parcel. The agreement would need to include cost considerations, to be borne by the City. The valuation of the current site would need to be "fair market value" at the time of sale or transfer.
- A suitable replacement site would need to be provided, and Caltrans Maintenance and Operations facilities built on the new site to accommodate work needs for Caltrans Maintenance activities that are done on the current site. Site acquisition costs, development costs, and building construction costs would be borne by the City.
- Since the existing Caltrans Maintenance yard site provides maintenance services to such a large geographic area, some additional land (ie. a larger parcel) may be needed to accommodate future CT Maintenance activities & needs.
- Several processes (internal to Caltrans) such as declaring the current site to be an excess parcel would need to be completed.

### **Traffic Impact Studies and VMT**

- New developments resulting from the City of Carlsbad Housing Element should provide a Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) and local mobility analysis should be provided for future projects. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.<sup>1</sup>
- The TIS may also need to identify a proposed development project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.

### **Planning**

As part of the City's 2023 Housing Element update, Caltrans requests that the City include discussions and mapping/graphics that describe the City's existing and future housing inventory per the City's Regional Housing Needs Assessment (RHNA).

Housing-element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA Plan prepared by the jurisdiction's metropolitan planning organization (MPO) or council of governments.

In accordance with California Government Code Sections 65583 and 65584, housing elements shall contain an analysis of population and employment trends and documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing needs (ie. RHNA) per Government Code Section 65584.

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

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 promotes a complete and integrated transportation network. Early coordination

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<sup>1</sup> California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." [https://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf)

Mr. Scott Donnell, Senior Planner

August 28, 2023

Page 4

with Caltrans, in locations that may affect both Caltrans and the City of Carlsbad is encouraged.

### **Broadband**

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of greenhouse gas (GHG) emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

### **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 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  
Office Chief (Acting) | Office of Housing and Transportation  
Division of Transportation Planning  
California Department of Transportation