

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 379-7349 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov



April 18, 2024

11-SD-8
PM 17.8

1417 E. Main St. Multiple Family Residential Project
IS/MND/SCH # 2024030598

Mr. Spencer Hayes-Flores
Associate Planner
City of El Cajon
Community Development
200 Civic Center Way
El Cajon, CA 92020

Governor's Office of Planning & Research

Apr 23 2024

STATE CLEARINGHOUSE

Dear Mr. Hayes-Flores:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process of the Initial Study/Mitigated Negative Declaration (IS/MND) for the 1417 E. Main St. Multiple Family Residential Project located on East Main Street and Oakdale Avenue near Interstate 8 (I-8) in El Cajon. 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 El Cajon in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections

If the applicant is proposing a retaining wall, please provide a section showing the proposed wall with the footing to ensure the footing does not encroach within State R/W. The section should be taken where the wall is the tallest.

Noise

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, Caltrans is not responsible for existing or future traffic noise impacts associated with the existing configuration of I-8.

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. Please indicate our status as a Responsible Agency for the Final Environmental Document. 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 Environmental Document that Caltrans will use for our subsequent environmental compliance.

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 that include the work in Caltrans' R/W, 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

- The Forester Creek flood channel is within Caltrans' R/W and going east from this parcel to Parcel 6141-2, Caltrans has an easement for it. Therefore, Caltrans is maintaining that portion of the flood channel (see attached R/W maps).

between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

Traffic Engineering and Analysis

The proposed driveway on East Main Street needs to be removed per Caltrans Highway Design Manual (HDM) Section 504.8 Access Control since it cannot be relocated more than 200 feet from the I-8 eastbound entrance ramp intersection.

Hydrology

Please provide Site Development Improvement Plans and include:

- Grading Plans
- Drainage Infrastructure Plans (existing and proposed)
- Complete Hydrology and Hydraulics Report in accordance with Caltrans Highway Design Manual (HDM)
- Existing and Proposed Drainage Maps
- Caltrans' Right-of-Way (R/W) line and Interstate-8 centerline must be shown in all plans and exhibits

Please provide floodplain analysis since the portion of the development (i.e., north parking lot) is within limits of the 100-year floodplain boundary.

Design

Please look for utilities and appurtenances that will be needed for the development (since these are not shown yet on the MND document). The utilities and appurtenances should not be located inside Caltrans' R/W as that would trigger an Encroachment Policy Exception (EPE) and/or a Design Standard Decision Document (DSDD), both of which has a lengthy process and approval time frame.

Please clarify if Caltrans' chain link fencing will remain in place and be repaired if damaged, or if the applicant intends on replacing the standard chain link fence with something else. If the fence needs to be replaced it needs to be replaced with Caltrans' standard for fence replacement.

A new fence would need to be approved by Caltrans Maintenance as far as the type of fence to install if it is damaged and/or needs to be replaced.

- 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.
- The Caltrans' R/W fence and footing is to be protected in place as all grading (both temporary and permanent) will be on the project site.
- Please protect all Caltrans' fencing in-place at the project boundary.
- 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.
- If there are gaps between the existing Caltrans' chain link fence and any future wall on private property, weeds and trash tend to collect in this area. There may need to be a discussion on maintaining this area in the future if any such wall is built.

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 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 Mark McCumsey, LDR Coordinator, at (619) 985-4957 or by e-mail sent to mark.mccumsey@dot.ca.gov.

Sincerely,

Melina Pereira

MELINA PEREIRA
Acting Branch Chief
Local Development Review

Attachments:

1. Director's Deed
2. Director's Deed Map
3. Right-of-Way Map

X
SP/2P
11.1P

DOCUMENTARY TRANSFER TAX \$ 80.30
COMPUTED ON FULL VALUE OF PROPERTY
CONVEYED, OR COMPUTED ON FULL VALUE
LESS LIENS AND ENCUMBRANCES REMAINING
THEREON AT TIME OF SALE.

BAB
Signature of declarant or agent determining tax – firm name

Unincorporated Area City of EL CAJON

Recording Requested By and Mail To:

State of California
Department of Transportation
4050 Taylor Street M.S. 310
San Diego, CA 92110

DOC# 2022-0349511



Aug 31, 2022 04:39 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$116.30 (SB2 Atkins: \$0.00)
PCOR: YES
PAGES: 5

Space above this line for Recorder's Use

DIRECTOR'S DEED GRANT

District	County	Route	Postmile	Number
11	SD	8	17.7	DD6140-01-01

R/W MAP 14616-D APN N/A E.A. OR0002

The State of California, acting by and through its Director of Transportation, hereinafter called STATE, hereby grants to

Avocado237, LLC,

hereinafter called GRANTEE, that real property in the City of El Cajon, County of San Diego, State of California, described as follows:

See Exhibit "A", attached

Subject to special assessments if any, restrictions, reservations, and easements of record.

MAIL TAX
STATEMENTS TO: Avocado237, LLC
7640 University Ave., Ste. A
La Mesa, CA 91942

Number
DD6140-01-01

Exhibit "A"

Parcel DD6140-01-01

A portion of Lot 2, Block 8, of Bostonia Acres, according to Map thereof No. 1833, filed in the Office of the County Recorder of San Diego County on April 21, 1925, granted to the State of California on December 15, 1959, in Document No. 2581401, Book 8045, Page 240, Official Records, recorded in the Office of said County Recorder, in the City of El Cajon, County of San Diego, State of California, described as follows:

BEGINNING at the most southerly corner of said State land, said corner also being the Southeasterly terminus of that certain course shown as "N.48°04'34"W., 101.88 feet" on sheet 18 of 23 of M.S. (Miscellaneous Survey) Map No. 898, filed May 31, 1983, in the Office of the County Surveyor of said County;

THENCE (1) along the southwesterly line of said State land and said course N.48°04'34"W., 101.88 feet to the southeasterly line of California State Highway 80 (now East Main Street) 100 feet wide, as described in deed to the State of California in Book 1630, Page 260 of Deeds, recorded May 18, 1929, in the Office of said County Recorder;

THENCE (2) along said southeasterly line N.41°55'26"E. 21.55 feet to the Northwesterly terminus of that certain course shown as "S.48°04'34"E., 50.08 feet" on sheet 18 of 23 on said M.S. Map No. 898;

THENCE (3) along said course S.48°04'34"E 50.08 feet;

THENCE (4) N.87°35'05"E., 24.8 feet more or less to the easterly line of said Lot 2;

THENCE (5) southerly, along said easterly line 51.5 feet more or less to the **POINT OF BEGINNING**.

The above-described property is conveyed subject to special assessments if any, restrictions, reservations, and easements of record.

There shall be no abutter's rights, including rights of access, appurtenant to the above described real property, along courses (3) and (4) described above.

The bearings and distances used in the above description are on the California Coordinate System of 1927, Zone 6.

Number
DD6140-01-01

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: *B. Scott Edkins*

Date: 7/22/18

AU: BSE
CK: JY



This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in particular, by the Streets and Highways Code.

Dated June 17, 2022
APPROVED-AS TO FORM AND
PROCEDURE

James Rockart
ATTORNEY
DEPARTMENT OF TRANSPORTATION

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

By STEVEN KECK
Interim Director of Transportation

By *Chris Schmidt*
Attorney in Fact
CHRIS SCHMIDT
Deputy District Director
Right of Way Division BB

CALTRANS DISTRICT II RICHARD COVEY FOR
SAN DIEGO SUPERVISING RIGHT OF
WAY AGENT

THIS IS TO CERTIFY that the California Transportation Commission has authorized the Director of Transportation to execute the foregoing deed at its meeting regularly called and held on the 17th day of August 2022, in San Jose.
Dated this 17th day of August 2022.
Mitch Weiss
MITCH WEISS, Executive Director
CALIFORNIA TRANSPORTATION COMMISSION

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On 8/31/22
Date

before me,

Darcy Gabel, notary public
Here insert Name and Title of the Officer

personally appeared

Richard Covey
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Darcy Gabel

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

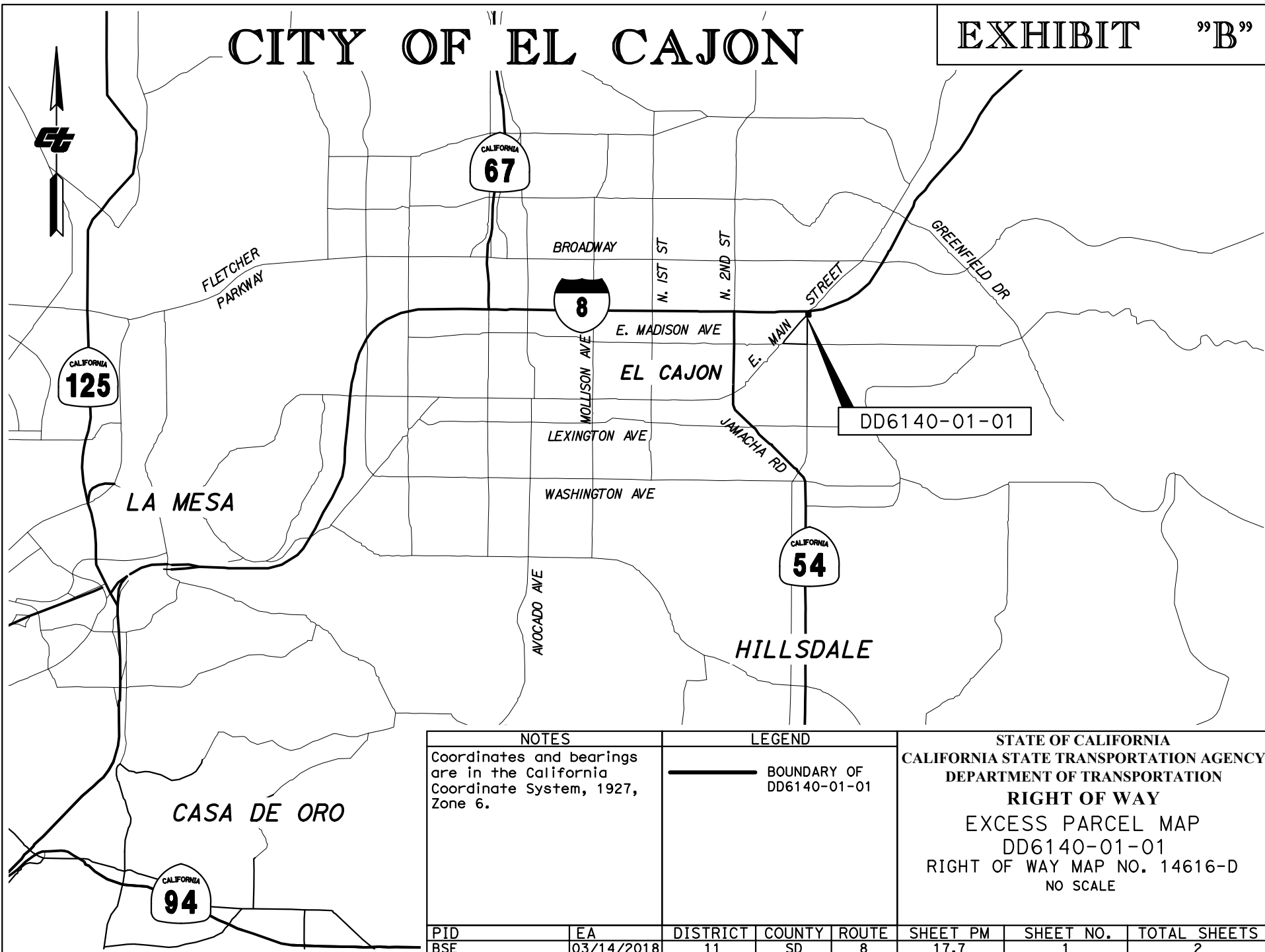
Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____


CITY OF EL CAJON

EXHIBIT "B"



DD6140-01-01

NOTES
 Coordinates and bearings are in the California Coordinate System, 1927, Zone 6.

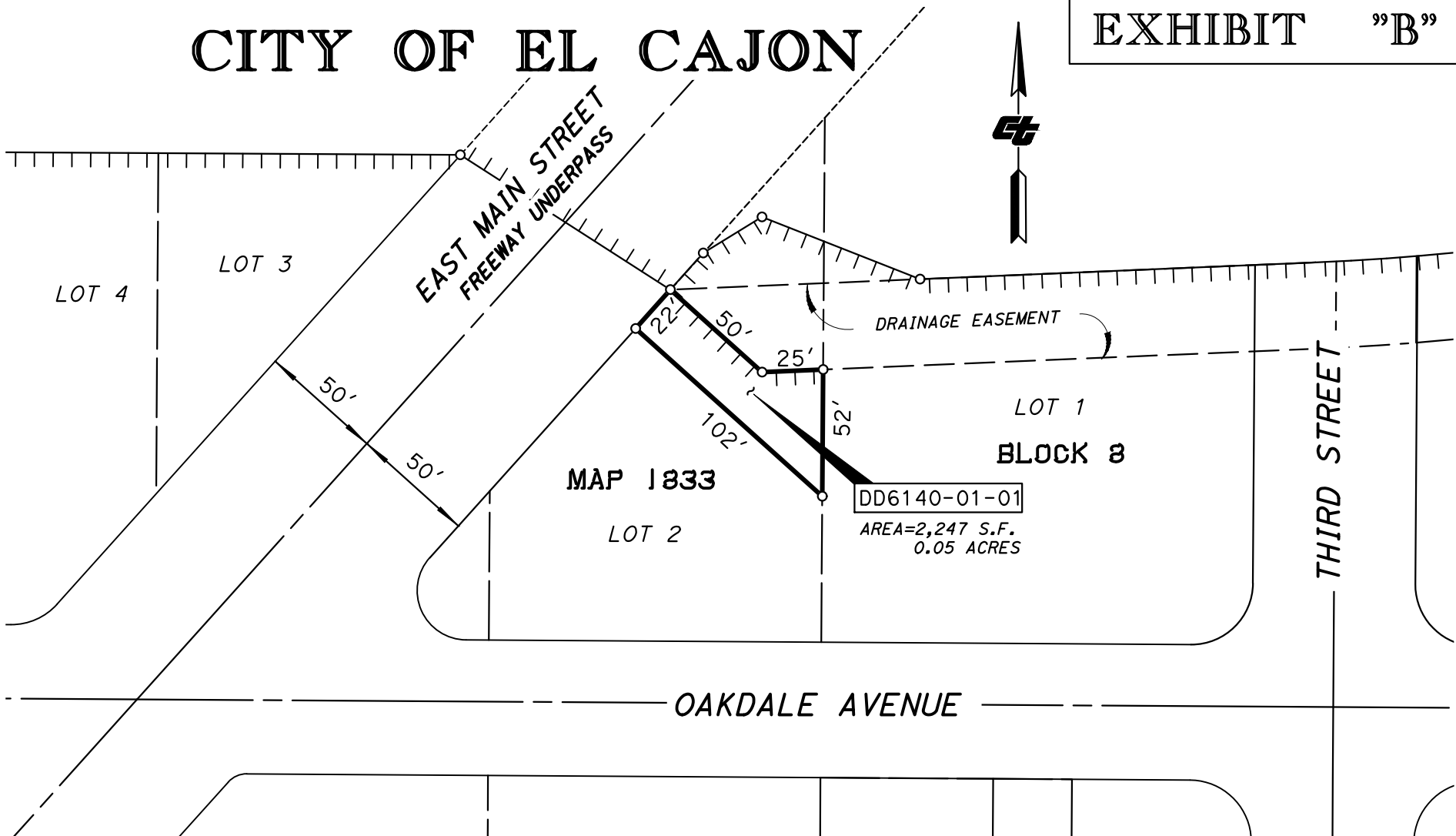
LEGEND
 BOUNDARY OF DD6140-01-01

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
 EXCESS PARCEL MAP
 DD6140-01-01
 RIGHT OF WAY MAP NO. 14616-D
 NO SCALE

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
BSE	03/14/2018	11	SD	8	17.7	1	2

CITY OF EL CAJON

EXHIBIT "B"



MAP 1833

DD6140-01-01

AREA=2,247 S.F.
0.05 ACRES

OAKDALE AVENUE

THIRD STREET

NOTES
Coordinates and bearings are on the California Coordinate System, 1927 Zone 6.

LEGEND
 ACCESS CONTROLLED R/W
 BOUNDARY OF DD 6140-01-01

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
EXCESS PARCEL MAP
DD6140-01-01
RIGHT OF WAY MAP NO. 14616-D
SCALE: 1" = 60'

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
BSE	03/14/2018	11	SD	8	17.7	2	2

SH. NO.	COUNTY	ROUTE	SECTION	SHEET NO.	TOTAL SHEETS
XI	SD	12	EEF	12	13
				18	17.8

Dist. Eng. Dist. No. Civil Engineer License No. 5702.

FOR THIS AREA SEE MAP 14616

FOR THIS AREA SEE MAP 14618

DATE RELEASED	SEP 29 1966
REVISED	GES 9/25/67

SUBMITTED TO LOCATION ENGINEER JUL 2 1967

B Line
 $\Delta = 62^{\circ} 37' 25''$
 $R = 2800'$
 $T = 1703.22'$
 $L = 3067.37'$

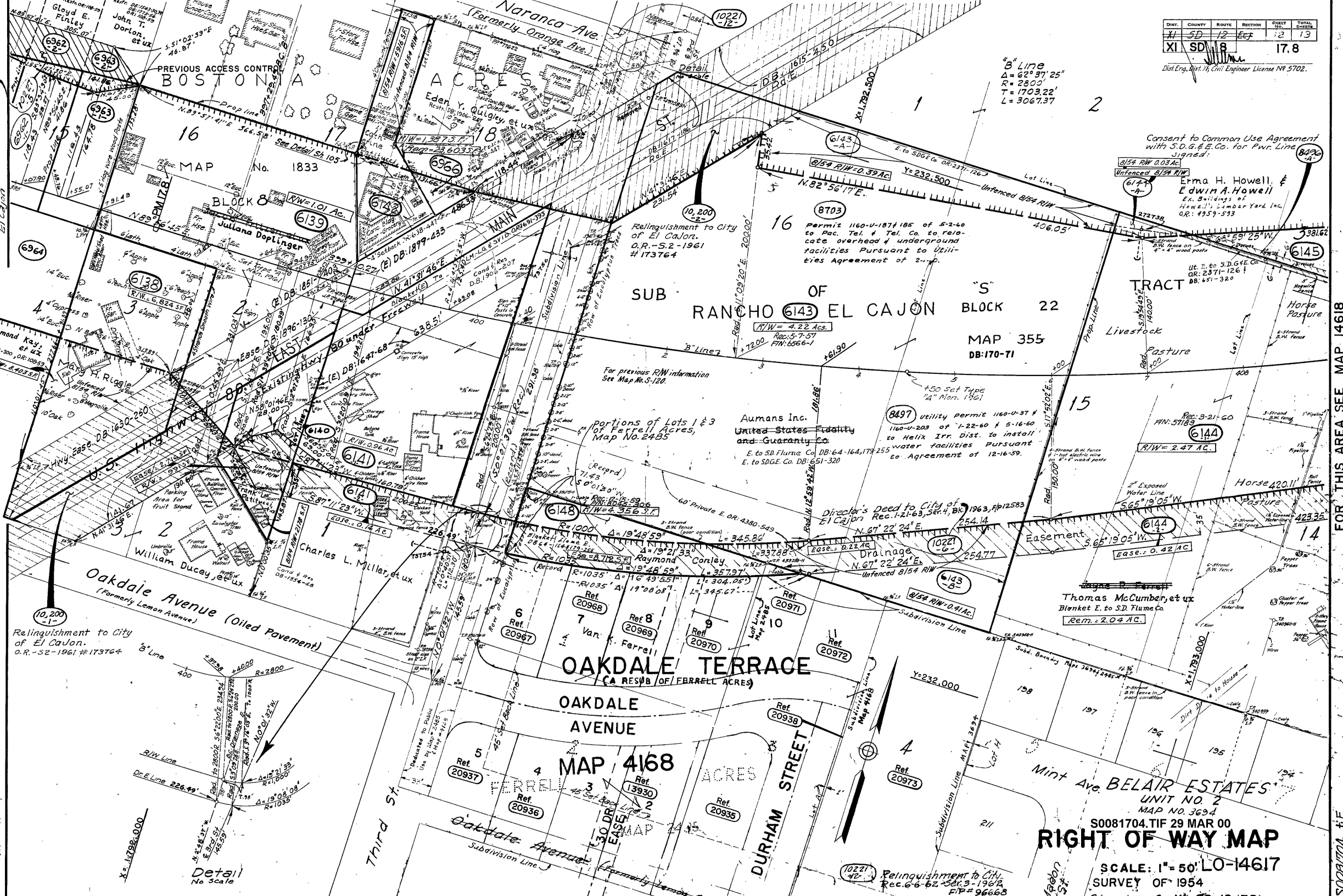
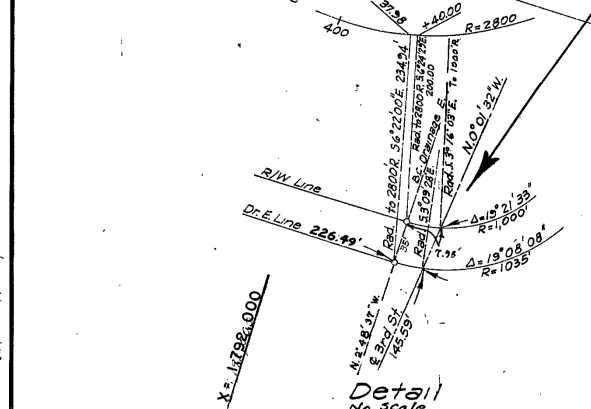
Consent to Common Use Agreement with S.O.G.E.E. Co. for Pwr. Line signed:
 Erma H. Howell & Edwin A. Howell
 Ex. Buildings of Howell's Lumber Yard Inc.
 O.R. # 999-593

Relinquishment to City of El Cajon.
 O.R. # S-2-1961 # 173764

Aumans Inc.
 United States Fidelity and Guaranty Co.
 E. to S.D. Flume Co. DB: 64-164, 173-255
 E. to SBGE Co. DB: 651-320

Utility permit 1160-U-37 # 1160-U-203 of 1-22-60 & 5-16-60 to Helix Irr. Dist. to install water facilities pursuant to Agreement of 12-16-59.

Relinquishment to City of El Cajon.
 O.R. # S-2-1961 # 173764



RIGHT OF WAY MAP
 SURVEY OF 1954
 SCALE: 1" = 50'
 LO-14617

S0081704.TIF 29 MAR 00