

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 985-1587 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov



December 23, 2024

11-IMP-86
PM 17.44
Grand Vista Event Center
MND/SCH# 2024081216

Mr. Derek Newland
Planner III
Imperial County Planning and Development Services
801 Main St.
El Centro, CA 92243

Dear Mr. Newland:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration (MND) (SCH# 2024081216) for the Grand Vista Event Center Project located near State Route 86 (SR-86). 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.

We look forward to working with Imperial County (County) in areas where the County 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:

Traffic Safety Operations

- All driveway/roadway connections shall comply with the latest Caltrans Highway Design standards. Driveways shall be constructed according to the Caltrans latest standard plans and specifications prior to the opening of the first event. See Highway Design Manual (HDM) Topic 205.4 for additional information.
- Caltrans District 11 standard practice is to follow the Transportation Research Board (TRB) "Access Management Manual" on reducing the access points onto the Caltrans Highway SR-86 to improve livability and reduce the conflict points to all users. SR-86 at this location is access controlled. There are two existing access openings along this area, driveways shall only be allowed within the existing access openings. Any modification to existing access opening will need to be consulted and approved by Right-of-Way Engineering and Design.
- Clearly identify Caltrans' Right-of-Way (R/W) line on the plan.
- Frontage road or dirt path construct for private use is prohibited. Caltrans' R/W maps do not show any frontage road or dirt path inside Caltrans' R/W. Provide measurement from the edge of traveled way and clearly show that the dirt path is outside of Caltrans' R/W.
- There's an easement indicated on the site plan adjacent to SR-86, who does this easement belong to? Provide easement documentation.
- Sight distance exhibits will be required to submit for review for all driveways and minor street connections inside Caltrans' R/W. See the Highway Design Manual (HDM) Topic 201 and Topic 405 for additional information on the requirements of stopping, decision, and corner sight distance.
- Provide truck turning templates for the proposed driveway(s). See HDM Topic 404 for further details.
- Caltrans R/W maps regarding access opening/rights of ingress and egress are attached for your reference.
- Due to the increase in number of trips anticipated for the proposed project include a safety review that follows the Caltrans "Local Development Review Safety Review Practitioner's Guidance" <https://dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/202402-ldr-safety-review-practitioners-guidance-a11y.pdf>.
- The applicant will need to construct the driveway to Caltrans' current standards. See comment number seven (7) in the "Traffic Engineering and Analysis" section of our September 26, 2024, Caltrans comment letter. The applicant cannot have a dirt driveway with steel plates or track out mats for Phase 1 of the project and construct the driveway during a later phase.

Hydrology and Drainage Studies

- Please provide hydraulics studies, drainage, and grading plans to Caltrans for review.
- Provide a pre and post-development hydraulics and hydrology study. Show drainage configurations and patterns.
- Provide drainage plans and details. Include retention or detention basin details of inlets/outlets.
- Provide a contour grading plan with legible callouts and minimal building data. Show drainage patterns.
- On all plans, show Caltrans' R/W.
- Early coordination with Caltrans Hydraulics Branch is recommended.
- Caltrans generally does not allow development projects to impact hydraulics within the State's R/W. Any modification to the existing Caltrans drainage and/or increase in runoff to State facilities will not be allowed.

Outdoor Advertising

Both non-illuminated and LED displays, and other illuminated signs may create potentially significant safety impacts to motorists and other highway users.

Illuminated signs could be considered a traffic safety hazard given the potential of light and glare to distract drivers. Section 21466.5 of the California Vehicle Code regulates illumination by placing limits on maximum light output.

Caltrans does not define formal requirements regarding brightness or light intensity of advertising signs. However, the Outdoor Advertising Association of America (OAAA) recommends that a commonly sized LED billboard should commit to a maximum ambient light output level of 0.3 footcandles at a distance of 250 feet from the billboard. The light levels emitted from the billboard should be set to adjust, based upon ambient light conditions at any given time (i.e., nighttime versus daytime). Any sign advertising a business not "on premise" will require an Outdoor Advertising Display Permit. Information on outdoor advertising may be obtained by contacting George Anzo of Caltrans at 213-897-4208 or george.anzo@dot.ca.gov.

Traffic Control Plan

A Traffic Control Plan is to be submitted to Caltrans District 11, including SR-86 at least 30 days prior to the start of any construction. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during closures, including routes and signage.

Potential impacts to the highway facilities (SR-86) and traveling public from the detour, demolition and other construction activities should be discussed and addressed before work begins.

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 SR-86.

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 Final Environmental Document.

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.

Caltrans owns fee along this stretch of SR-86 along with access control. Caltrans information does not show a frontage road alongside Caltrans' R/W but instead, Caltrans owns the entire R/W.

There are two access openings on the west R/W line. The one on the south is 40' wide at the south property line. The one at the north end is 20' wide, which appears to have been closed. Both of them appear to be close to the location shown on the applicant's proposed site plan.

Caltrans' R/W maps do not show any frontage road and they don't call out any "easement." It is not clear whose easement (frontage road) it is. Attached are the R/W maps and R/W Easement Exhibit for the proposed site.

Any proposed access points within Caltrans' R/W shall stay within the permitted access openings.

Any improvements made to existing access openings within Caltrans' R/W will require coordination with Caltrans Traffic Engineering and Analysis (TE&A) Branch to ensure the required length, and standards for driveway spacings are being followed.

Please confirm where the proposed project access points are legally supposed to be. There is no allowance for access openings along this stretch of SR-86 other than the two permitted openings shown in the R/W Easement Exhibit and our Caltrans' R/W maps.

Please confirm Caltrans' R/W line on all plans and maps provided. Indicate where Caltrans' R/W line is versus adjacent property line through clear callouts (e.g., Caltrans' Right-of-Way).

Additional information regarding encroachment permits may be obtained by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Projects with the following:

Mr. Derek Newland, Planner III
December 23, 2024
Page 6

- require a Caltrans Encroachment Permit.
- have completed the Caltrans Local Development Review (LDR) process.
- have an approved environmental document.

are to submit documents for Quality Management Assessment Process (QMAP) process via email to D11.QMAP.Permits@dot.ca.gov. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Charlie Lecourtois, LDR Coordinator, at (619) 985-4766 or by e-mail sent to charlie.lecourtois@dot.ca.gov.

Sincerely,

Kimberly D. Dodson

KIMBERLY D. DODSON, GISP
Branch Chief
Local Development Review

Attachments:

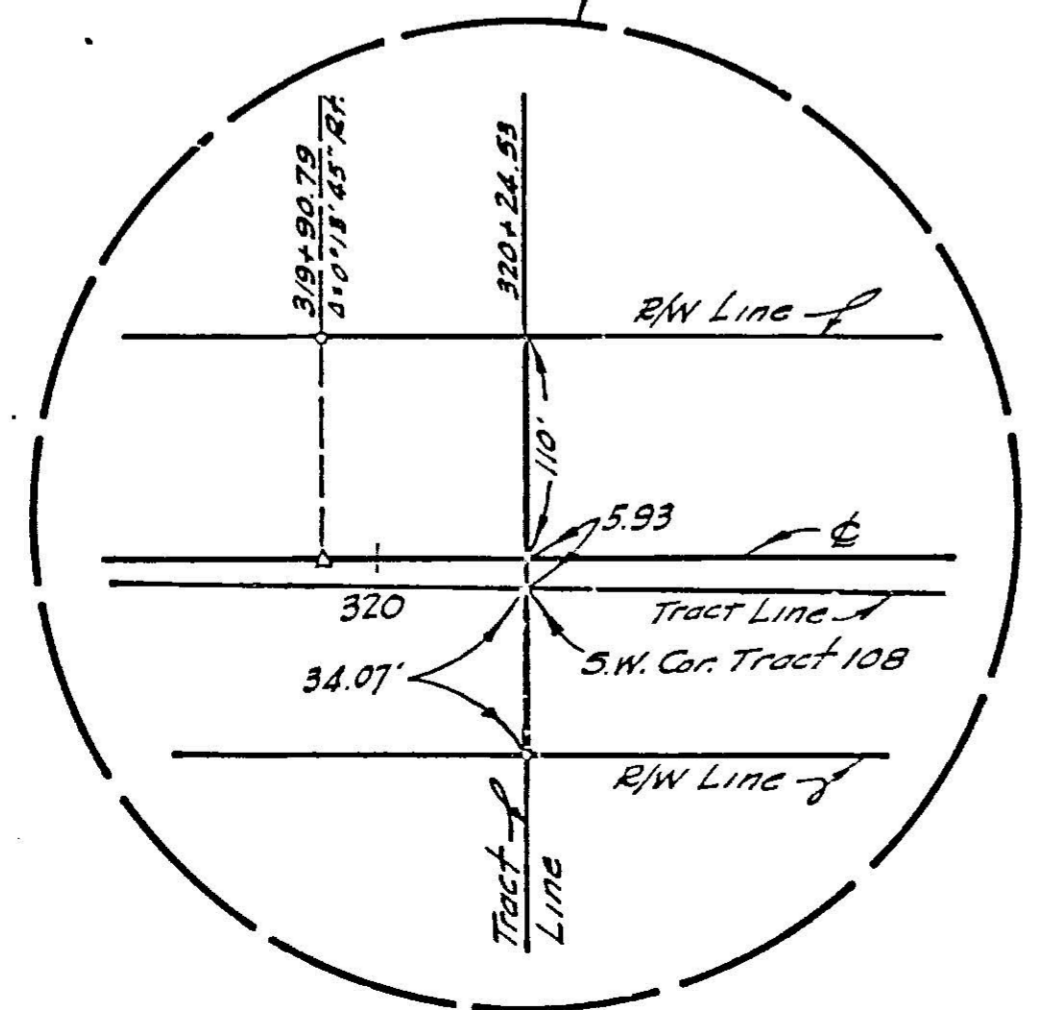
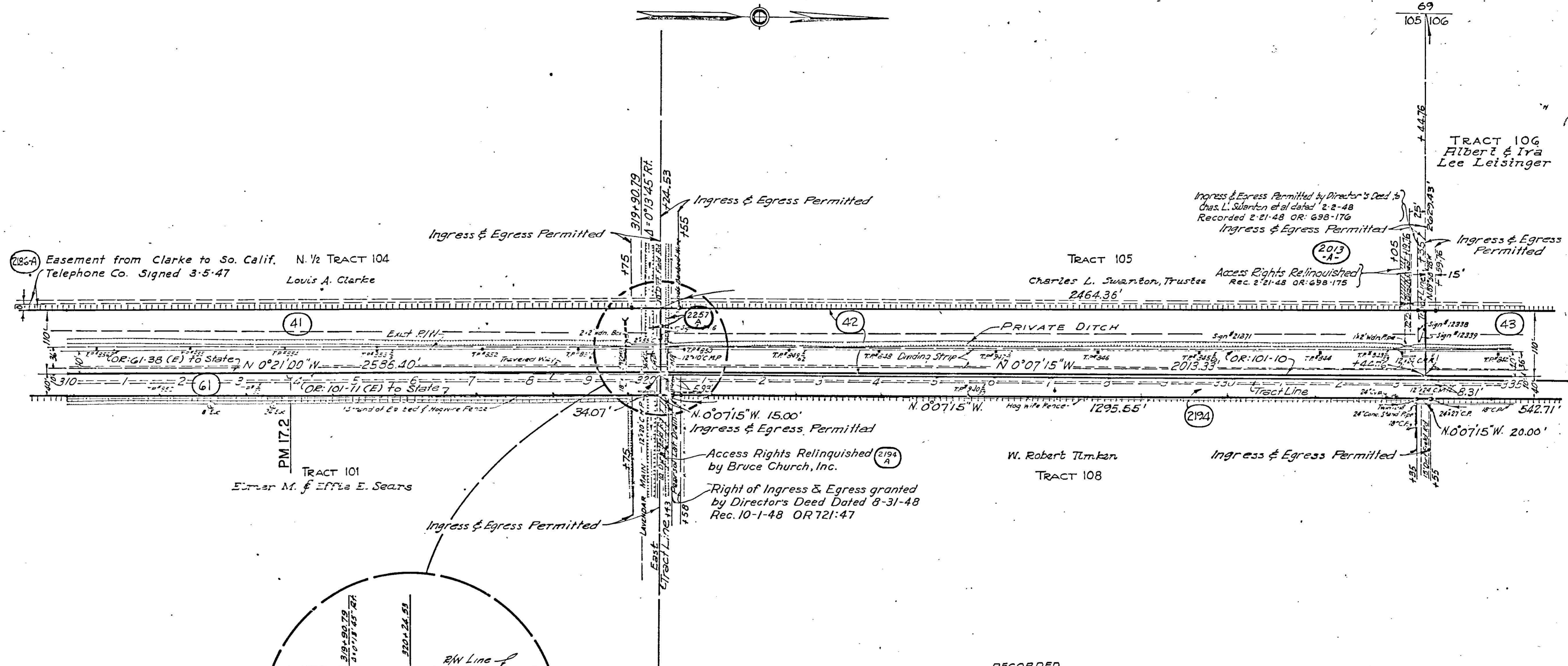
1. Right of Way Map I0861701
2. Right of Way Map I0861702
3. Right of Way Easement Exhibit

T.14S., R.14E., S.B.B.&M.

XI	IMP	86	PM 17.2
DIST.	COUNTY	ROUTE	REC. NO.
XI	IMP	26	G 15 21

W. Vallias
SURVEY ENGINEER

FOR THIS AREA SEE MAP 73560



DETAIL
No Scale

PAR. NO.	GRANTOR	TYPE INST.	SIGNED	DATE	BOOK	PAGE	R/W FILE	REMARKS
2257-A	Imperial Irrig. Dist.	Joint Use Agreement	7-15-47	8-15-47	682	221	2257-A	
2194-A	Bruce Church Inc.	Relinq. of Acc. Rts.	4-5-48	7-3-48	712	222	2194	
2194	W. Robert Timken	F	1-10-47	5-23-47	678	150	2194	Access Rts.
42	Chas. L. Swanton	(F)	2-19-45	3-20-45	659	1	2013	Access Ets.
41	Louis H. Clarke	(F)	3-13-46	8-17-46	659	414	2186	Access Ets.
43	Albert Leisinger, et ux	(F)	1-4-45	6-18-45	640	591	2004	Access Ets.
61	Elmer M. Sears et ux	(F)	5-3-46	10-22-46	666	421	2193	Access Rts.
2186-A	Louis A. Clarke	(E)	3-5-47	to So. Calif. Tel. Co.				
2211	Pacific Tel. & Tel. Co.	Q.C.	6-9-47	7-23-47	677	540	2211	

FOR PREVIOUS R/W INFORMATION
SEE MAP NO. I-042, 057
RIGHT OF WAY MAP
SCALE 1" = 100'
10861701.tif 12-20-99
PM 17.2
XI-IMP-86
L0-73561
IMP-26-G-15-21
R/W April '46 W.N.W.
10861701.TIF

FOR THIS AREA SEE MAP 73562

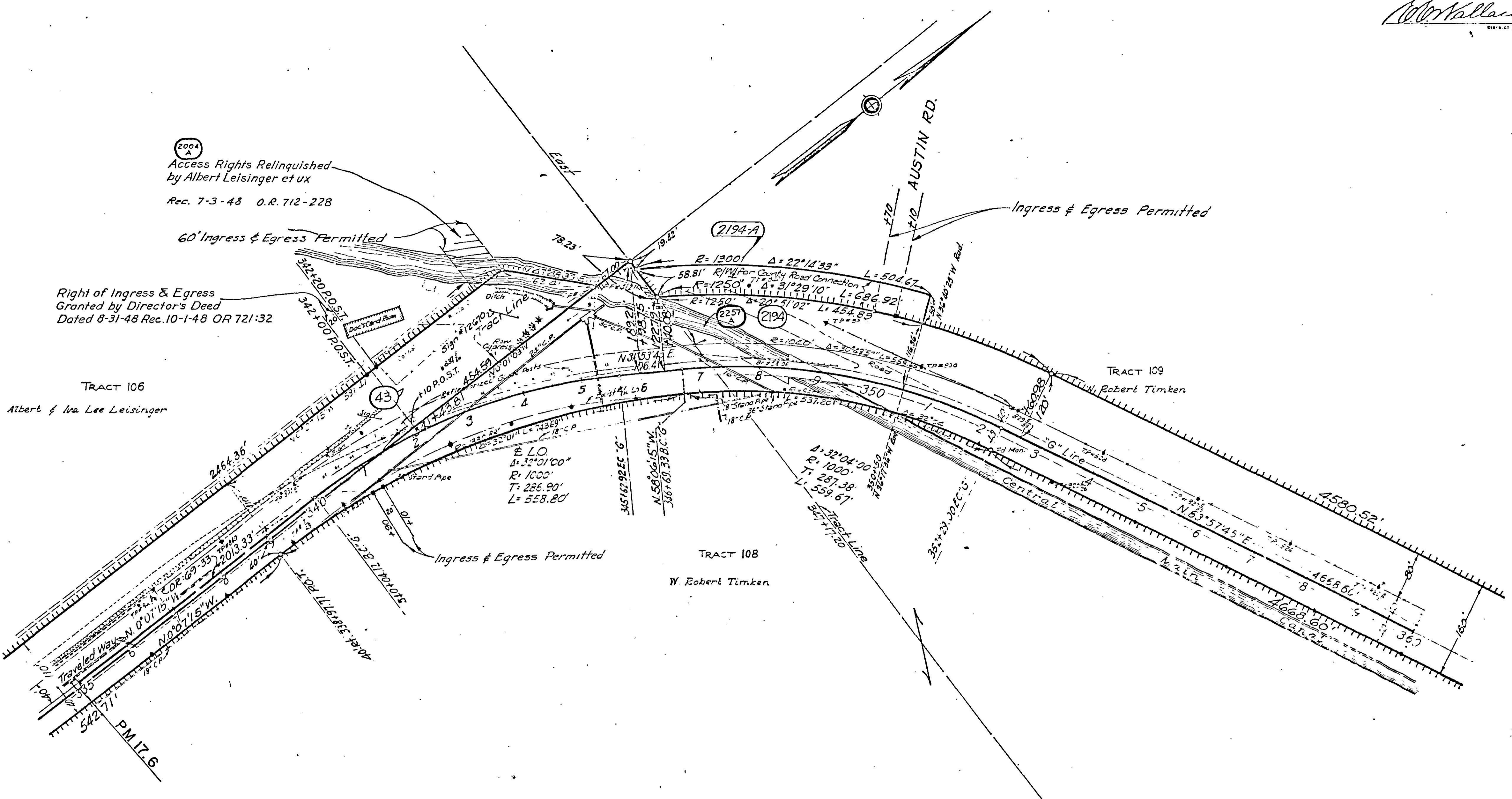
DATE RELEASED	DEC 7 1966
REVISED	

Excess Reviewed
By S.M.F. Date 12-27-71

T. 14 S., R. 14 E., S. B. B. & M.

FOR THIS AREA SEE MAP 73561

FOR THIS AREA SEE MAP 73563



DATE RELEASED	DEC 7 1966
REVISED	

PAR NO.	GRANTOR	TYPE INST.	DATE SIGNED	DATE RECORDED	BOOK	PAGE	R/W FILE	REMARKS
2194	W. Robert Timken, et ux	F	1-10-47	5-23-47	678	150	2194	Access Rts.
43	Albert Leisinger, et ux	F	1-4-45	6-18-45	640	591	2004	Access Rts.
2251	Imperial Irr. Dist.	Joint Use Agreement	7-15-47	8-15-47	682	221	2257	2257-A Par. 13
2004	Albert Leisinger, et ux	Relinq. of Acc. Rts.	3-8-48	7-3-48	712	228	2004	
2194	W. Robert Timken, et ux	(E)	1-10-47				2194	To County of Imperial

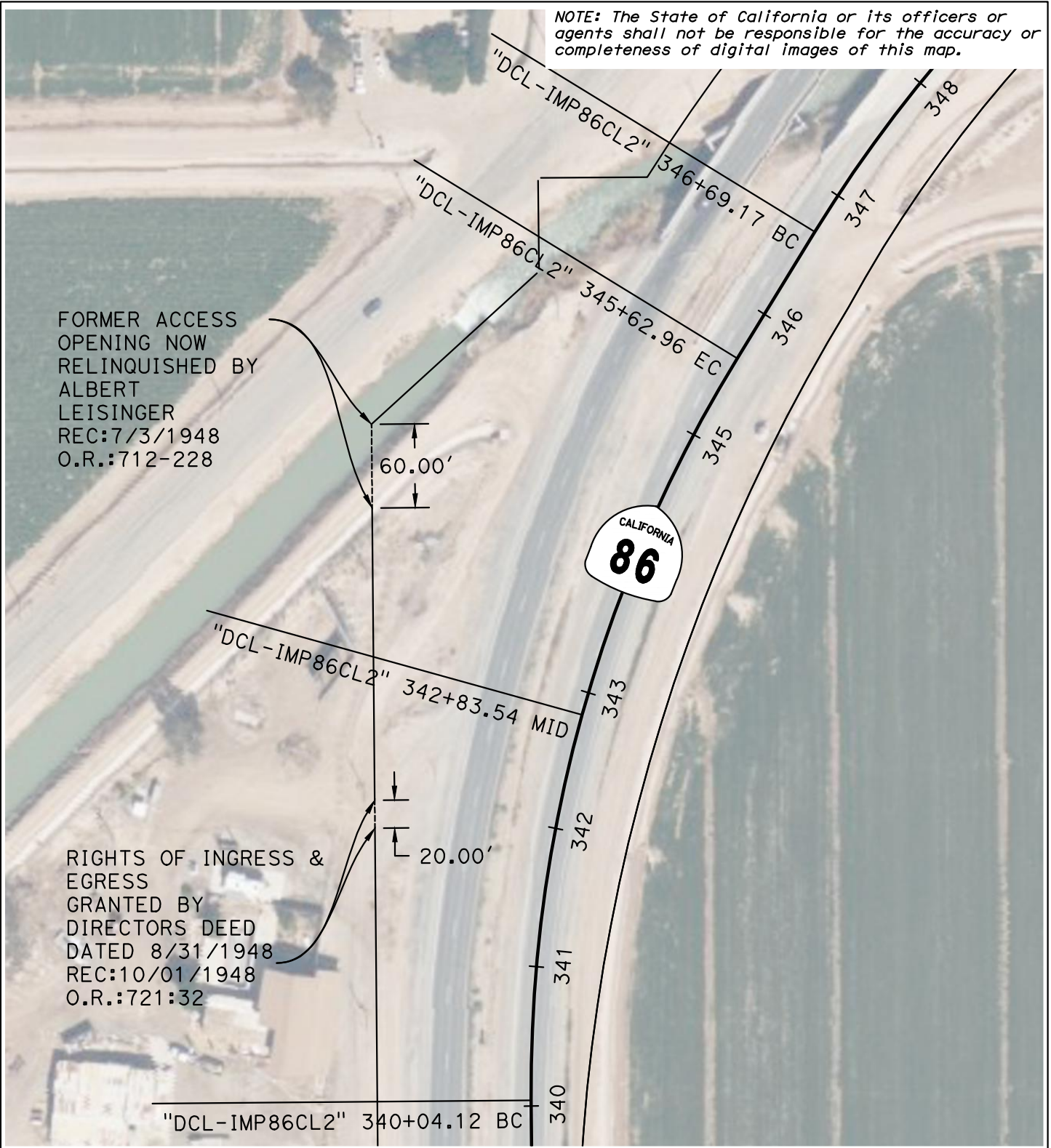
FOR PREVIOUS R/W INFORMATION
SEE MAP NO. I-043, 058

RIGHT OF WAY MAP
SCALE 1" = 100'

10861702.tif 12-20-99
XI-IMP-86, PM17.6
IMP-26-G 16-21

Excess Reviewed
By: [Signature] Date: 12-22-91

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



FORMER ACCESS
OPENING NOW
RELINQUISHED BY
ALBERT
LEISINGER
REC:7/3/1948
O.R.:712-228

RIGHTS OF INGRESS &
EGRESS
GRANTED BY
DIRECTORS DEED
DATED 8/31/1948
REC:10/01/1948
O.R.:721:32

NOTES
Coordinates and bearings are on CCS 1983 (1991.35) Zone 6. Distances and stationing are grid distances. Divide by 1.00000000 to obtain ground distances. All distances are in feet unless otherwise noted.

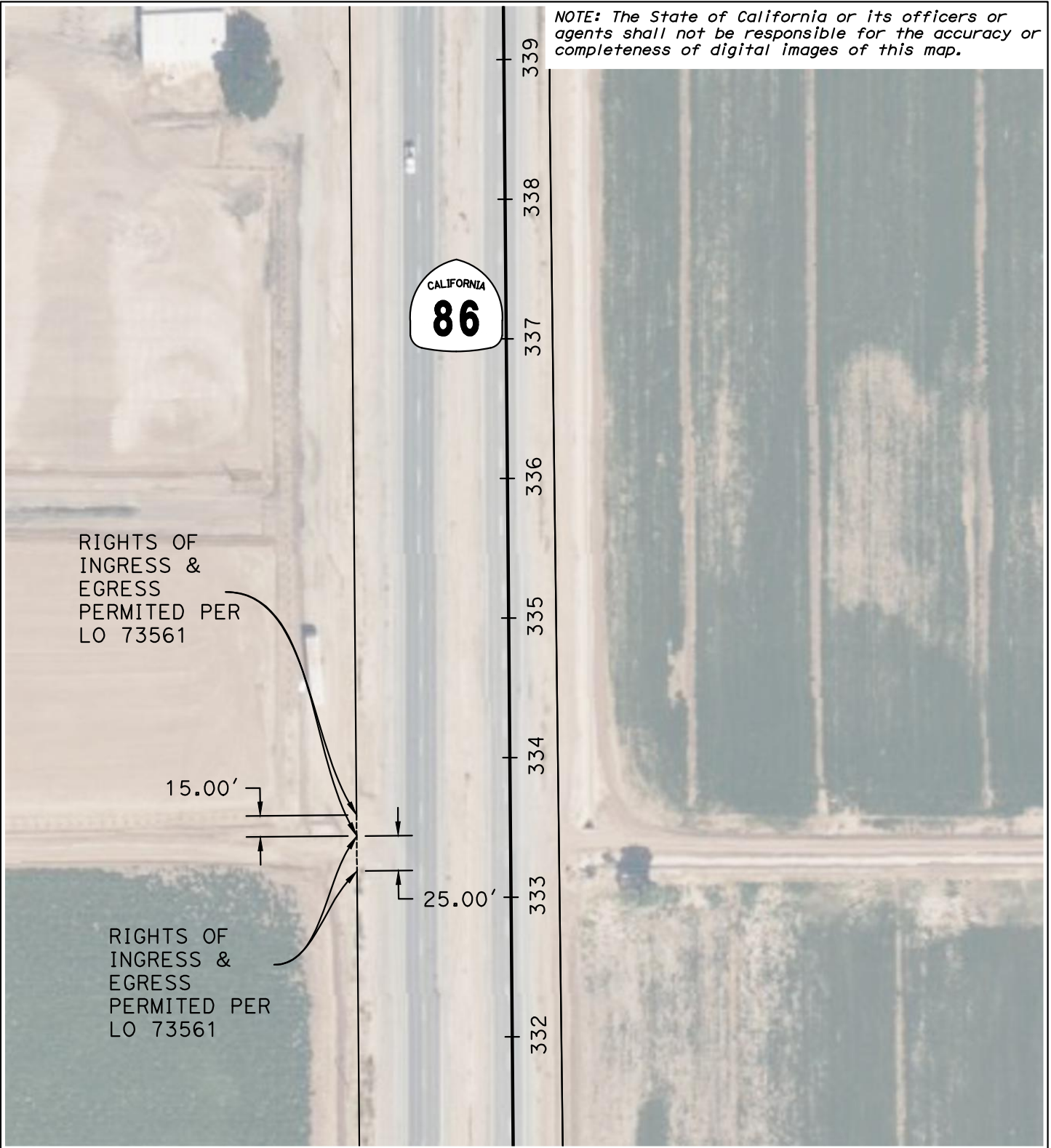
LEGEND	
	ACCESS CONTROLLED R/W
	LOCATION OF EASEMENT
	EASEMENT PARCEL NUMBERS

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
EASEMENT EXHIBIT
GRANDE VISTA EVENT CENTER

SCALE: 1" = 100'

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
0000000449	01077	11	SD	86	17.7	1	2

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



NOTES
 Coordinates and bearings are on CCS 1983 (1991.35) Zone 6. Distances and stationing are grid distances. Divide by 1.0000??? to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

- ACCESS CONTROLLED R/W
- - - - - LOCATION OF EASEMENT
- EASEMENT PARCEL NUMBERS

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
 EASEMENT EXHIBIT
 GRANDE VISTA EVENT CENTER
 SCALE: 1" = 100'

PID	EA	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
0000000449	01077	11	SD	86	17.7	2	2