

DEPARTMENT OF TRANSPORTATION

DISTRICT 11, DIVISION OF PLANNING

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February 12, 2018

11-SD-78

PM 12.91

Property Specific Requests GPA
SEIR SCH 2002111067

Mr. Robert Hingtgen
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Dear Mr. Hingtgen:

SA-1 Thank you for including the California Department of Transportation (Caltrans) in the review process for the Supplemental Environmental Impact Report (SEIR) for the Property Specific Requests General Plan Amendment and Rezone project. The project is located throughout San Diego County and Caltrans main focus is the location in and around San Elijo Road and Denning Drive. 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 our mission and state planning priorities. Caltrans has the following comments:

SA-2 As shown on Table 1, Reduced Density Alternative – Trip Generation by PSR Location, San Dieguito area (SD 15 analysis area) is expected to have additional 26,715 ADT. And per SANDAG Series 12, 2050 highway network Select Zone Assignment, traffic from the San Dieguito area is expected to head north & access ramps at SR-78/Twin Oaks Valley Road & ramps at SR-78/Barham Road. However, neither of these locations were included in the study. SR-78 at Twin Oaks Valley Road and Barham Road need to be included in the study. Synchro files also need to be submitted for review of the modeling efforts.

If you have any questions, please contact Trent Clark of the Development Review branch at (619) 688-3140 or Trent.Clark@dot.ca.gov.

Sincerely,

DAMON DAVIS, Acting Branch Chief
Development Review Branch

Response to Comment Letter S4

Caltrans

February 12, 2018

S4-1 This comment introduces Caltrans and its mission.

This comment does not raise concerns regarding the adequacy of the Draft SEIR; therefore, no further response is required.

S4-2 This comment cites references regarding trip generation and distribution related to PSR Analysis Area SD15 and states that access ramps at SR-78 and Twin Oaks Valley Road and at SR-78 and Barham Road were not included the traffic analysis for the proposed project. The comment also requests Synchro files for review by Caltrans.

This PSR GPA is proposing changes to existing General Plan designations that establish allowable land uses and intensities of development. The PSR GPA cannot predict when and how any future development will occur, but can analyze the maximum potential development on a programmatic scale according to the intensities allowed by the land use designations assigned. Therefore, the Draft SEIR does not analyze building-specific impacts or efficiencies associated with construction, maintenance, or operation activities because they are still unknown at this time, and analysis of unknown activities would be speculative. All subsequent project-specific proposals would undergo project-level CEQA analyses where specific impacts and mitigation measures could be identified. Therefore, the Draft SEIR is adequate and complies with CEQA.

The County of San Diego has not yet received an application for PSR Analysis Area SD15 and, therefore, cannot specifically address the project-specific impacts relating to PSR Analysis Area SD15 at this time. It is noted that the Copper Hills project is currently in processing with, and includes annexation to, the City of San Marcos. Because the interchanges stated in the comments are in the City of San Marcos, and the project applicant is currently processing their application with the City of San Marcos (the leading agency), all impacts on Caltrans facilities (by the proposed Copper Hills project) should be address by the project EIR for the Copper Hills project.

Please note, consistent with the analysis conducted within the County of San Diego General Plan Update Program EIR (GPU PEIR), only a daily roadway analyses was performed for this effort; therefore, no Synchro files were developed.