

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 11

4050 TAYLOR STREET, MS-240

SAN DIEGO, CA 92110

PHONE (619) 688-3137

FAX (619) 688-4299

TTY 711

www.dot.ca.gov

*Making Conservation  
a California Way of Life.*

Governor's Office of Planning &amp; Research

**Dec 02 2020****STATE CLEARINGHOUSE**

December 2, 2020

11-SD-5

PM 38.528

Belmont Village Encinitas by the Sea (Greystar)

FEIR

Ms. Katie Innes  
Senior Planner II  
City of Encinitas  
505 South Vulcan Ave.  
Encinitas, CA 92024

Dear Ms. Innes:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Final Environmental Impact Report (FEIR) for the Belmont Village Encinitas by the Sea project located near Interstate 5 (I-5). 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:

**Traffic Impact Study/Safety Analysis**

- The safety analysis provided to Caltrans for review and comment included analysis for vehicles vs. pedestrians/bicyclists but is missing the analysis for vehicle vs. vehicle conflict points. Additional information is needed for a determination regarding the proposed second southerly access driveway.
- The Safety Analysis is needed for approval/denial for the proposed second southerly access driveway from Caltrans' Right-of-Way (R/W), and prior to any Caltrans' encroachment permits.

- Coordination for continual access for the community garden visitors is recommended with the proposed northern driveway access across from the Park and Ride entrance.
- If the section of the DAR Road near the proposed second southerly driveway access is relinquished to the City of Encinitas, it would be at the City's discretion to approve a second southern driveway. However, while the entire DAR Road is Caltrans R/W, or remains state R/W, it is Caltrans' discretion to approve or deny a second southerly driveway access.

### **Environmental**

Caltrans recommends 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- and off-ramps) and appurtenant features (lighting/signs/guardrail/slopes). We look forward to our continued coordination efforts to ensure that Caltrans can adopt the alternative and/or mitigation measures with respect to Caltrans' R/W, the I-5 North Coast Corridor Project, including Coastal Act compliance.

### **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.
- In regard to the utilities, Caltrans concerns are documenting responsibility for future maintenance as well as ensuring the proposed improvements meet Caltrans' standards. Please see the attached site plan with Caltrans comments.

Ms. Katie Innes  
December 2, 2020  
Page 3

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or by visiting the website at <http://www.dot.ca.gov/trafficops/ep/index.html>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions, please contact Kimberly Dodson, of the Caltrans Development Review Branch, at (619) 985-1587 or by e-mail sent to [Kimberly.Dodson@dot.ca.gov](mailto:Kimberly.Dodson@dot.ca.gov).

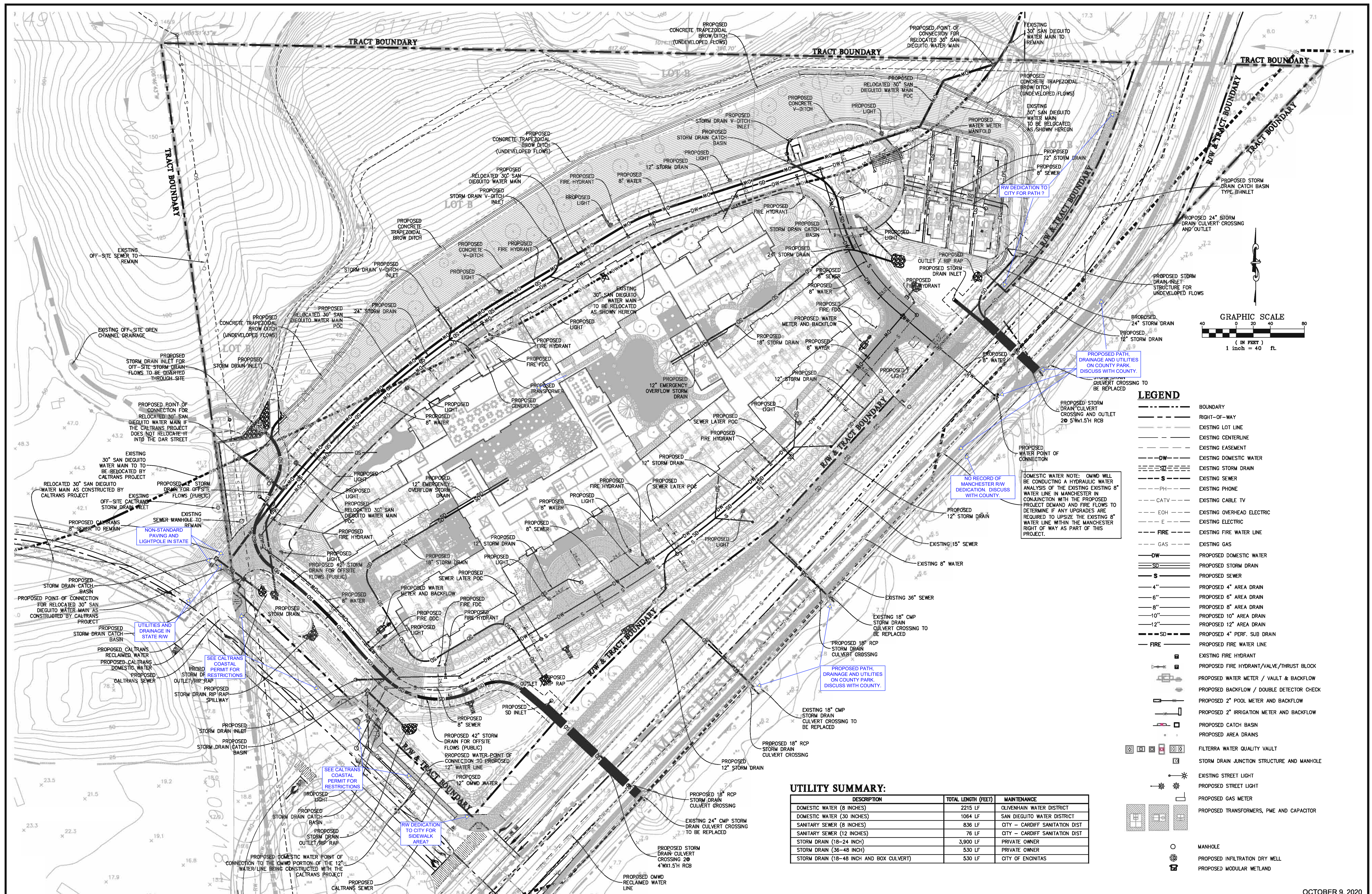
Sincerely,

**electronically signed by**

MAURICE EATON, Branch Chief  
Local Development and Intergovernmental Review

Enclosure





PREPARED FOR:  
**Greystar**  
444 South Cedros Ave, Suite 172  
Solana Beach, CA 92075

PREPARED BY:  
**UR**  
**URBAN RESOURCE**  
CONSULTING CIVIL ENGINEERS  
23 MAUCHLY, SUITE 110  
IRVINE, CA 92618  
PHONE: 949-727-9095  
FAX: 949-727-9098



**Senior Housing**  
3111 Manchester Avenue  
Cardiff by the Sea, California 92007

#### UTILITY SUMMARY:

DESCRIPTION	TOTAL LENGTH (FEET)	MAINTENANCE
DOMESTIC WATER (8 INCHES)	2215 LF	OLIVENHAIN WATER DISTRICT
DOMESTIC WATER (30 INCHES)	1064 LF	SAN DIEGUITO WATER DISTRICT
SANITARY SEWER (8 INCHES)	836 LF	CITY - CARDIFF SANITATION DIST
SANITARY SEWER (12 INCHES)	76 LF	CITY - CARDIFF SANITATION DIST
STORM DRAIN (18-24 INCH)	3,900 LF	PRIVATE OWNER
STORM DRAIN (36-48 INCH)	530 LF	PRIVATE OWNER
STORM DRAIN (18-48 INCH AND BOX CULVERT)	530 LF	CITY OF ENCINITAS

DATE: OCTOBER 9, 2020  
**PRELIMINARY UTILITY PLAN**  
**C-8A**

OCTOBER 9, 2020