

California Department of Transportation

DISTRICT 11
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September 29, 2025

11-SD-78
PM 42.882

Waste Discharge Requirements for Demler Brothers LLC,
Pine Hill Egg Ranch and Pullet Farm
MND/SCH#2025060041

Ms. Mahsa Izadmehr
Water Resource Control Engineer
California Regional Water Quality Control Board, San Diego Region 9 (RWQCB)
2375 Northside Dr
San Diego, CA 92108

Dear Ms. Izadmehr:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration for the Waste Discharge Requirements for Demler Brothers LLC, Pine Hill Egg Ranch and Pullet Farm Project located near 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.

Caltrans has the following comments:

Traffic Engineering and Analysis

- There is an existing asphalt concrete driveway approximately 950 feet east of Rancho Santa Teresa Drive within Caltrans' Right-of-Way (R/W). However, this

driveway transitions into a decomposed granite surface within the developer's R/W, which has resulted in a significant amount of gravel entering the Caltrans' R/W due to large trucks exiting the site. Please confirm how the developer is addressing this issue to minimize the amount of gravel being tracked onto the highway. It is recommended this issue be mitigated.

- Confirm whether the dirt driveway path located approximately 3,500 east feet from Rancho Santa Teresa Drive is also intended for use in this development. If so, the driveway must be paved in accordance with the latest Caltrans standards.

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 visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Projects with the following:

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

need to have documents submitted 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