

# **Snipes-Dye** associates

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William A. Snipes, P.E.  
Principal

January 12, 2015

File: FS0072

William R. Dick, P.E.  
Principal

Michael Johnson  
COUNTY OF SAN DIEGO  
Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

Louis Acuña, P.E.  
Principal

Matthew P. Kurtz, P.E.  
Project Manager

Re: TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED- Peter Rios Estates  
Apartment Complex PDS2014-STP-14-022

David Ambler, L.S.  
Survey Manager

Robert L. Bruckart, P.E.  
Principal Emeritus

Dear Mr. Johnson:

G. Howard Dye, L.S.  
Retired

Per our meeting and attached copy of the email from Mr. Everett Hauser, the requirements for a traffic impact analysis is exempt for the subject project due to the following reason. The proposed 32-unit apartments would generate 192 ADT (6 ADT per unit) which is less than the threshold for needing a traffic study. We understand that the potential cumulative impacts by the project will be mitigated through the Traffic Impact Fee (TIF).

Please contact me if you have any questions.

Sincerely yours,  
SNIPES-DYE ASSOCIATES



Son P. Nguyen  
Project Engineer

Att. Meeting Record 11/17/14

**SDC PDS RCVD 02-10-15**  
**STP14-022**

# Meeting Record

Project Name (Case numbers)	Meeting Chair	Meeting Date
Rios Apartment Complex; STP-14-022	Mike Johnson	11/17/14

## Action Items:

Action to be taken:	Responsible Party	Due date
1. Mike will verify if a well destruction permit is required prior to approval or prior to building permit.	PDS	12/2/14
2. Mike will determine if the proposed sign can encroach into the front setback if it is lowered to 42" in height.	PDS	12/2/14
3. Mike will provide the open space fencing and signage language for the open space easement. In addition, PDS will determine if the proposed open space fence design can be modified due to the proposed retaining wall.	PDS	12/2/14

## Decisions:

Decisions/Agreements reached
4. PDS indicated that the 6-foot fence at the ends of the parking lot should be placed at the top of slope.
5. The project biologist may call Maggie directly to discuss questions, including the rip-rap currently proposed in the open space.
6. The MOU's for the Cultural Report and Biological Report were submitted. Only the noise MOU is required.
7. The applicant may submit the noise study at any point before the next resubmittal.
8. The parking spaces may be designed to be 9'X18' wide. The width may include a 3-foot overhang as shown in Section 6792.4 of the Zoning Ordinance. An exhibit indicating the proposed parking space design shall be added to the plot plan.
9. It was determined that a traffic study was not required. In place of submitting a traffic study, the applicant can submit a memo indicating that a traffic study is not required. A simple letter/memo describing the trip generation, not meeting the threshold for needing a traffic study and that any potential cumulative impacts will be handled by payment of the Transportation Impact Fee (TIF) should be sufficient for the traffic submittal.

Copy of Record provided to all?	Results of meeting summarized?	Signature of meeting chair
<b>Yes</b> <i>(emailed after the meeting)</i>	<b>Yes</b> <i>(emailed after the meeting)</i>	

## Attendance Roster

Name	Phone Number(s)	E-mail
Michael Johnson	(858) 694-3429	<a href="mailto:Michael.Johnson1@sdcounty.ca.gov">Michael.Johnson1@sdcounty.ca.gov</a>
Son Nguyen	(619) 697-9234	<a href="mailto:Son@snipesdye.com">Son@snipesdye.com</a>
Bill Snipes	(619) 697-9234	<a href="mailto:Bill@Snipesdye.com">Bill@Snipesdye.com</a>
James Pine	(858) 495-5434	<a href="mailto:James.pine@sdcounty.ca.gov">James.pine@sdcounty.ca.gov</a>

## Son Nguyen

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**From:** Johnson, Michael D. <Michael.Johnson1@sdcounty.ca.gov>  
**Sent:** Tuesday, November 18, 2014 1:08 PM  
**To:** Son Nguyen  
**Subject:** FW: STP-14-022

FYI: Please see below.

*Thank you,*

**Michael Johnson**, Planner  
County of San Diego, Planning and Development Services  
Office (858) 694-3429

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**From:** Hauser, Everett  
**Sent:** Friday, November 07, 2014 8:59 AM  
**To:** [rickcrafts@cox.net](mailto:rickcrafts@cox.net)  
**Cc:** Johnson, Michael D.; Bartley, Ernest; Ortiz, Francisco "Nick"  
**Subject:** RE: STP-14-022

Rick,

Thanks for speaking with me.

With your confirmation that the project is 32 apartments and using the SANDAG trip rate of 6 per unit that amounts to 192 and less than necessary for an Issue Specific Traffic Study.

And as we discussed a simple letter/memo describing this trip generation, not meeting the threshold for needing a traffic study and that any potential cumulative impacts will be handled by payment of the Transportation Impact Fee (TIF) should be sufficient for the traffic submittal.

Let me know if you have any further questions.

Thanks,

Everett Hauser, AICP, PTP  
Transportation Specialist  
Planning and Development Services  
858.694.2412

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**From:** Johnson, Michael D.  
**Sent:** Thursday, November 06, 2014 2:12 PM  
**To:** Hauser, Everett  
**Subject:** STP-14-022

Hey Everett,

Did you review STP-14-022 for traffic? I believe the comment we received was that a traffic study is required. If you did, would it be possible for you to contact Rick (applicant's traffic consultant) at 619-589-9151?

Thank you,

**Michael Johnson**, Planner

COUNTY OF SAN DIEGO | Planning & Development Services

5510 Overland Avenue | Suite 310 | San Diego | CA | 92123

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PDS Website <http://www.sdcounty.ca.gov/pds/index.html>

PDS Mapping Service <http://gis.co.san-diego.ca.us/>