

California Department of Transportation

DISTRICT 1
P.O. BOX 3700 | EUREKA, CA 95502-3700
(707) 445-6600 | FAX (707) 441-6314 TTY 711
www.dot.ca.gov



September 3, 2024

1-LAK-29-PM 7.0
Guenoc Planned Development
SCH# 2019049134

Laura Hall, Senior Planner
Community Development Department
County of Lake
255 N. Forbes St.
Lakeport, CA 95453

Dear Ms. Hall:

Thank you for giving Caltrans the opportunity to review the Draft Partially Revised Environmental Impact Report (DPREIR) for the Guenoc Valley Mixed-Use Planned Development. The Project proposes modifications to the original (2020) Guenoc Valley Mixed-Use Planned Development Project that include both modifications required by the Settlement Agreement pertaining to wildfire evacuation, prevention and protection, greenhouse gas (GHG) emissions, and land use; as well as voluntary modifications, including a new emergency ingress and egress route, relocation and reconfigurations of proposed residences and facilities, etc. The project proposes to construct five hotels with a combined 400 hotel rooms, 450 resort residential units, 1,400 residential estates, and up to 500 workforce co-housing units on 16,000 acres. We have the following comments:

Appendix H of the Draft Partially Revised Environmental Impact Report contains the Community Wildfire Evacuation Analysis, including the Wildfire Risk and Evacuation Assessment Report (H1) and Wildfire Evacuation Vehicle Trip Demand Phase 1 Update Memorandum (H-2). The evacuation assessment for the DPREIR evaluates two scenarios to assess the potential safety aspects of the project in light of emergency wildfire evacuations. Both scenarios conclude that "Congestion forms along primary and secondary evacuation routes in all scenarios."

The Caltrans District 1 Transportation Concept Report for State Route 29 (2013) noted the following:

The Concept Level of Service (LOS) for the Minor Arterial segments of Route 29 (PM 0.00/20.30) is "E". The existing level of service for segments in that portion of the corridor is "D". It is anticipated that the Minor Arterial portion of Route 29 will operate at or above the Concept LOS for the 20-year planning period.

Level of Service (LOS) E may be explained as the roadway operating at capacity, or with a volume to capacity ratio of 1.0. Beginning at or beyond LOS E, traffic flow becomes unstable; free-flowing traffic slows to sub-optimal speeds and travel times become unreliable. These conditions are observed during morning and afternoon commute periods. The ability of State Routes 29 and 175 to convey large volumes of traffic during evacuations is limited and funding to expand the highway capacity is not expected to be available within the foreseeable future.

To ensure the safe conduct of emergency evacuations on State routes, we recommend that the County consider the following:

- The construction of the project-funded roundabout at the intersection of SR 29 and Butts Canyon Road is expected to require two lanes within the circulatory roadway.
- The capacity of Butts Canyon Road, Grange Road, and other local evacuation routes should be reviewed for capacity: there are currently no paved shoulders and therefore no multi-modal access on Butts Canyon Road. Widening the shoulders is expected to aid in emergency evacuation situations as well as accommodate multi-modal travel under normal conditions.
- How Grange Road will be managed/restricted to emergency access only should be described in greater detail. We encourage the County to make Grange Road a permanent
- Provide safe, multi-modal access at all intersections crossing State Route 29.
- Transportation mitigation for the (2020) project includes a roundabout at SR 29 and Butts Canyon Road. This project will be approved following the Caltrans QMAP process. This approval process requires a longer lead time than a permit issued by the Caltrans Encroachment Permits Office. The QMAP process requires a cooperative agreement with Caltrans and a deposit for a relatively extensive plan review. More information about the Caltrans QMAP approvals can be found online at:

<<https://dot.ca.gov/programs/traffic-operations/ep/news-policy>>.

Ms. Laura Hall
9/3/2024
Page 3

Please contact me with questions or for further assistance with the comments provided at (707) 684-6879 or by email: <jesse.robertson@dot.ca.gov>.

Sincerely,

Jesse G. Robertson

JESSE ROBERTSON
System Planning Branch Chief
Caltrans District 1

e-copy: State Clearinghouse
Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits