

# California Department of Transportation

DISTRICT 1  
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May 2, 2025

1-LAK-29 PM 6.36  
Guenoc Valley Mixed-Use  
Planned Development  
GTS ID: 15413

Laura Hall  
Senior Planner  
County of Lake Community Development Department  
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 a mixed use commercial, residential and resort development of 16,000 acres, located on Butts Canyon Rd near State Route 29 (SR 29) north of Middletown. The original project was approved through an EIR process in 2020. We previously commented extensively on this project. The current document is being circulated in response to a decision of the First Appellate Court in October of 2024. While the current DPREIR is focused on wildfire evacuation, prevention and protection—it also includes substantial transportation-related changes to the project and associated mitigation measures. We offer the following comments:

- **MM 3.16-3** *Prepare South Lake County Evacuation Traffic Management Plan to Reduce Near-Term Evacuation Times, Incorporate in Updated Lake County Emergency Operations Plan (EOP), and Implement Evacuation Traffic Management Measures:*

We request Caltrans staff participation in the preparation and review of this plan. Please contact Dan Gjerdy: Gjerde, District 1 Local Development Review: [Daniel.Gjerde@dot.ca.gov](mailto:Daniel.Gjerde@dot.ca.gov) 707.497.7742.

**MM 3.16-4** includes, *"The roundabout that will be constructed by the Project applicant at the SR 29/Butts Canyon Road intersection shall include a southbound bypass lane to increase intersection capacity."*

Our comments on the original DEIR noted that this intersection improvement will first require the preparation of an Intersection Control Evaluation (ICE). The ICE process has been replaced with a process called Intersection Safety and Operational Assessment Process (ISOAP).

Detailed information about the ISOAP can be found at: [Intersection Safety and Operational Assessment Process | Caltrans](#). For additional information, please contact District 1 Work Zone Operations, Eric Brunton: [eric.s.brunton@dot.ca.gov](mailto:eric.s.brunton@dot.ca.gov) 707.441.3934.

Locally administered projects on the state highway system are developed through a Quality Management Assessment Process (QMAP) and require a Cooperative Agreement. Detailed information about QMAP can be found in Chapter 9, Article 8, of the Caltrans Project Development Procedures Manual (PDPM). Chapter 16 of the PDPM describes Cooperative Agreements. Links to individual chapters of the PDPM can be found here: [Project Development Procedures Manual \(PDPM\) | Caltrans](#).

To reimburse Caltrans staff for project oversight as part of the QMAP review, the applicant will need to make an initial deposit. The estimated cost for QMAP is 15% the cost of each phase of project development. For example, if the cost of the Project Report is 1 million dollars, the QMAP for this phase would cost approximately \$150,000. The completed QMAP is a prerequisite to issuance of an approved encroachment permit. For additional information please contact Robert Close, District 1 QMAP Coordinator: [robert.close@dot.ca.gov](mailto:robert.close@dot.ca.gov), (707) 497-7336.

- **MM 3.16-5** The DPREIR includes proposed intersection and signal modifications at SR 29/SR 175, SR 29/Wardlaw Street, and SR 29/SR 53:

**MM 3.16-5 Implement SR 29 Traffic Signal Evacuation Operational Enhancement Measures**

*□ Prior to issuance of the first certificate of occupancy for any Project uses, the applicant shall design, obtain permits for, and install improvements to the signalized intersection of SR 29/SR 53 intersection in Lower Lake and the two signalized intersections on SR 29 in Middletown (SR 175 and Wardlaw Street). The improvements would be funded by the Project applicant who shall obtain any necessary permits from Caltrans and/or Lake County. The variable message signs and traffic signal controllers shall be connected to Caltrans and Lake County traffic operations staff so they can be managed remotely during an evacuation. Improvements at the SR 29/SR 53 intersection in Lower Lake shall include extending the length of the northbound left turn pocket by 175 feet to a length of approximately 400 feet which could be accomplished by restriping the existing striped median, installing variable message signs on three approaches (i.e., eastbound, southbound, and westbound), and developing and installing wildfire signal timing plans that can be implemented by County staff during a wildfire that significantly extend maximum green times on the northbound approach. Improvements at the two intersections on SR 29 in Middletown include developing and installing wildfire signal timing plans that can be implemented by County staff during a wildfire that significantly extend maximum green times on the northbound and/or southbound approaches depending on conditions.*

Please note: prior to issuance of encroachment permit(s), all proposed intersection and signal modifications will need to be reviewed and approved by District 1 Traffic Electric and Signal Operations unit. Please contact the Office Chief for TMS and Electrical Systems, Anthony Carnemolla, [Anthony.Carnemolla@dot.ca.gov](mailto:Anthony.Carnemolla@dot.ca.gov) 707.498.1251.

- The comments in this letter are intended to reflect general procedural information. They relate to proposed mitigation measures and modifications to Caltrans facilities in Lake

County. They do not reflect any concerns/comments for facilities in Napa County (District 4).

- Caltrans is developing two projects in the vicinity of Butts Canyon and Grange Roads. Project 01-0L590 is located in Lake County (LAK) on State Route 29 between postmile (PM) 5.0 and 5.9, while project 01-0M470K is located at LAK-29-PM 7.4/8.9.
  - Project 01-0L590 is located on the south end of Middletown and includes the following improvements:
    - Shoulder widening
    - Left-turn channelization
    - Two-way Left-turn Lane
    - Rectangular Rapid Flashing Beasons
    - New Street Lighting
    - 1,200-feet of new sidewalk
    - Bulbouts
    - New/modified curb ramps
  - Project 01-0M470 is located north of Middletown and south of Grange Road and consists of the following improvements:
    - Road widening
    - Rumble strips
    - Roadway excavation
    - Culvert extension

The above-described projects may result in changes to the existing transportation setting for the Guenoc project, depending on the timing of implementation. If coordination is needed with Caltrans, please contact Project Manager, Isral Konopa at: 707.499.1533 or [isral.konopa@dot.ca.gov](mailto:isral.konopa@dot.ca.gov).

Thank you for meeting with us on April 17 to discuss this project, as well as other local development projects in Lake County. 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](mailto:jesse.robertson@dot.ca.gov).

Sincerely,

*Jesse G. Robertson*

JESSE ROBERTSON  
System Planning Branch Chief  
Caltrans District 1

C: Lisa Davey Bates, Executive Director, LAPC  
Yunsheng Luo, Caltrans District 4 LDR