

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



Governor's Office of Planning & Research

September 1, 2021

Mar 17 2022

STATE CLEARINGHOUSE

1-LAK-20-16.69
Nikki Island Eco-Resort
DR 21-01

Mr. Michael Taylor, Assistant Planner
Community Development Department – Planning Division
County of Lake
Courthouse - 255 N. Forbes Street
Lakeport, California 95453

Dear Mr. Taylor:

Thank you for giving Caltrans the opportunity to review and comment on the proposed design review for the construction of an eco-resort, consisting of twelve platform tents with bathrooms, a parking lot with thirteen parking spaces, and perimeter fencing. The existing residence and garage will be converted into a hotel lobby/restaurant/store. The project is located at 5835 E. State Highway 20, in the unincorporated community of Lucerne. We have the following comments:

Please be aware that, generally speaking, all areas within State highway right of way (R/W), including highway shoulders, are public space. Parking within Caltrans R/W cannot be designated, or reserved, for the exclusive use of guests, staff, etc. Only parallel parking is permitted on highway shoulders.

We support the applicant's proposal to limit vehicular access to a single driveway by removing the westerly driveway access gate and replaced with fencing.

We request the County require the owner obtain a record keeping Encroachment Permit (EP) from Caltrans to document the existence and responsibility of maintenance of the existing twenty-three-foot-wide access point (easterly driveway).

Applications for Encroachment Permits are reviewed for consistency with State standards and are subject to Department approval. To streamline the permit application and review process, we encourage the applicant to consult with our Permit staff prior to submitting an application. Requests for permit applications can be sent to: Caltrans District 1 Permits Office, P.O. Box 3700, Eureka, CA 95502-3700, or requested by phone at (707) 441-5741. For additional information, the Caltrans

Mr. Michael Taylor, Assistant Planner
9/1/21
Page 2

Encroachment Permit Manual and Standard Application are available online at:
<<https://dot.ca.gov/programs/traffic-operations/ep>>.

All fences, signs and advertising must be located outside State R/W (on private property) and all advertising visible from the highway must comply with Caltrans Outdoor Advertising (ODA) requirements. For information on Caltrans ODA, please visit: <<https://dot.ca.gov/programs/traffic-operations/oda>>, or call (916) 654-6473.

Please contact Jacob Rightnar with questions or for further assistance with the content of this letter, at: <Jacob.rightnar@dot.ca.gov>.

Sincerely,

Jesse Robertson

Jesse Robertson
Transportation Planning
Caltrans District 1

c: Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits (e-copy)