

California Department of Transportation

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November 30, 2022

1-LAK-53-1.99
Airport Hotel & 18th Ave Extension
SCH#2022100562

Mr. Mark Roberts
City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422

Dear Mr. Roberts:

Thank you for giving Caltrans the opportunity to review and comment on the Mitigated Negative Declaration for the proposed Airport Hotel and 18th Avenue Extension Project, which would include development of a four-story, 75-room hotel, as well as a one-story meeting hall. In addition, the proposed project would construct an extension of 18th Avenue that would connect State Route (SR) 53 to Old Highway 53. The project is located west of SR 53, at the former Pearce Airport, and is bound by the unimproved public rights of way for Spruce Ave, Armijo Ave, Victor Street and Warner Street/18th Ave. We have the following comments:

Page 21 of 74 in the Mitigated Negative Declaration shows a widening of the eastbound approach to 18th Ave at its intersection with SR 53. As shown, the proposed improvements would make California Department of Transportation (Caltrans) a responsible agency under CEQA. An encroachment permit from Caltrans will be required to construct the proposed improvements.

In order to adequately evaluate the proposed intersection improvements at 18th Ave and SR 53, a delineation of the State right-of-way (R/W) will need to be added to pages 16 through 23 (of 74) of the Mitigated Negative Declaration and "Figure 3 - Proposed Roadway Improvements," found in Attachment C -Transportation Impact Study. For the applicant's benefit, the enclosed maps (labeled "LAK 53 RoW Map Set for the Clearlake Hotel.pdf" and "LAK-53_ROS Monumentation_88-RS-12-24.pdf") are offered for surveying and delineating State R/W. The maps may require the retention of a licensed land surveyor due to known errors on the maps and the need to consult the deeds. For further assistance with mapping State R/W, please contact Caltrans Chief Right of Way Engineer, Lorien Sanchez, at (707) 497-7693, or by email at: <lorien.sanchez@dot.ca.gov>.

The location of State R/W limits are important elements of the permit approval process. Intersection design elements within State R/W are required to meet State Design Standards. Any deviation from State standards will require an approved Design Standard Decision Document (DSDD). Any permit application requiring a DSDD cannot be processed as a standard encroachment permit but must follow the Caltrans Quality Management Assessment Process (QMAP). Additional information on the QMAP process can be found in Appendix I of the Caltrans Project Development Procedures Manual (PDPM), available online: < <https://dot.ca.gov/-/media/dot-media/programs/design/documents/pdpm-appendix-i-11y.pdf>>. We highly recommend avoiding the QMAP process in order to save both time and expense for the Caltrans permitting process.

A revised set of design plans with dimensions labeled will need to be reviewed and approved by Caltrans prior to submitting an application for an encroachment permit.

We will also need to check the truck turn radii for the westbound direction.

A protected left turn warrant should be performed to verify that protected left turns are not required.

We recommend that sidewalk and bike lanes continue on both sides of 18th Avenue to the intersection of Highway 53. The four-foot bike lanes on 18th Ave will need to be revised to meet State standards within State R/W.

We will need the width dimensions for the westbound right turn lane on 18th Ave. It appears the bike lane ends in the right turn lane. The dimensions will allow us to determine whether westbound bicyclists can be accommodated in a separate lane through the intersection.

The new left turn lanes may require changes to the signal hardware, to allow for a protected left turn phase unless the existing timing be used such as a permissive left on a green ball. Future increases in left-turning traffic with the build out of the commercial center/airport redevelopment may result in significant impacts to signal operations, potentially requiring modification to signal geometrics and/or timing. We request more information about the build out plans for the Airport to ensure that the signal continues to operate safely and effectively.

Archaeological studies will be required if there are constructive changes to the R/W in the vicinity of 18th Street. This area is sensitive for archaeological resources. Current records indicate that resources are present. In the event that construction activities could be limited to previously disturbed areas, risk will be significantly reduced. Native

Mr. Mark Roberts, Senior Planner
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American Consultation will be key to successful project implementation. The area is of elevated concern to local Tribes.

Any work within Caltrans right of way will require an encroachment permit from Caltrans. To streamline the process, we require the applicant arrange and participate in a pre-submittal meeting with the Caltrans encroachment permits staff in Ukiah, prior to submitting a permit application. For more information or to request an encroachment permit application, please contact the Ukiah permits office at 707-463-4743, and refer to the Caltrans website: <<https://dot.ca.gov/programs/traffic-operations/ep>>.

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

Jesse G. Robertson

Jesse Robertson
Transportation Planning
Caltrans District 1

Enclosed: LAK 53 RoW Map Set for the Clearlake Hotel.pdf
LAK-53_ROS Monumentation_88-RS-12-24.pdf

c: State Clearinghouse
Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits