

DEPARTMENT OF TRANSPORTATION**DISTRICT 3**

703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
FAX (530) 741-4245
TTY 711
www.dot.ca.gov/dist3



*Making Conservation
a California Way of Life.*

Governor's Office of Planning & Research

JUNE 14 2019

June 14, 2019

STATE CLEARINGHOUSE

GTS# 03-PLA-2017-00452
03-PLA-028 PM 9.521
SCH# 2019059071

Shirlee Herrington
3091 County Center Drive
Auburn, CA 95603

Lakeside Redevelopment Project

Dear Shirlee Herrington:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The redevelopment proposes a mixed-use development near Kings Beach Recreation Area at Agate Bay along the north shore of Lake Tahoe. The project is located in Placer County at 8194-8258 North Lake Blvd, adjacent to North Lake Boulevard (State Highway 28) and 8178-8246 Brockway Vista Avenue. The proposal includes ten residential units (two duplex buildings and six detached single-family dwellings) with a private 2,123 sq. ft. homeowners' amenity building (second story of the proposed restaurant building), three commercial buildings including up to two 755 square foot one story retail buildings and a 2,135 square foot commercial restaurant with approximately 295 square feet of outdoor patio dining. The following comments are based on the Mitigated Negative Declaration (MND) received.

Traffic Operations

Discussion Items XVIII and XVII-1,2 VMT – Transportation and Traffic: Please discuss whether the VMT analysis considers the extra miles driven by multi-day visitors who can no longer stay at the hotels. Visitors that would have stayed in the hotel will now be staying elsewhere, such as Truckee, which would increase travel distance.

Discussion Item XVIII-3 (Encroachments): Driveways within the State right-of-way must conform to State standards, using the most recent standard plans and Design Information Bulletin 82-06 (for pedestrian accessibility).

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

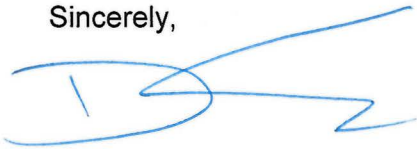
Ms. Shirlee Herrington, Placer County
June 14, 2019
Page 2

Discussion item XVIII-5: Does the re-development project include the installation of bicycle racks?

Please provide our office with copies of any further actions regarding this project or future development of the property. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Shannon Roberts, Intergovernmental Review Coordinator for Placer County Tahoe Region, by phone (530) 740-4989 or via email to Shannon.T.Roberts@dot.ca.gov.

Sincerely,



for KEVIN YOUNT, Branch Chief
Office of Transportation Planning
Regional Planning Branch—East