



## PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers  
14050 Olympic Dr, Clearlake, CA

Tuesday, July 23, 2024

6:00 PM

---

The Planning Commission meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel ([https://www.youtube.com/channel/UCTyifT\\_nKS-3woxEu1ilBXA](https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA)) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/user/LakeCountyPegTV/featured> and the public may participate through Zoom at the link listed below. The public will not be allowed to provide verbal comment during the meeting if attending via Zoom. The public can submit comments in writing for Commission consideration by commenting via the Q&A function in the Zoom platform or by sending comments to the Administrative Services Director/City Clerk at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us). To give the Commission adequate time to review your comments, you must submit your written emailed comments prior to 4:00 p.m. on the day of the meeting.

---

### AGENDA

**MEETING PROCEDURES:** *All items on agenda will be open for public comments before final action is taken. Citizens wishing to introduce written material into the record at the public meeting on any item are requested to provide a copy of the written material to the Administrative Services Director/City Clerk prior to the meeting date so that the material may be distributed to the Planning Commission prior to the meeting. Speakers must restrict comments to the item as it appears on the agenda and stay within a three minutes time limit. The Mayor has the discretion of limiting the total discussion time for an item.*

*Pursuant to Senate Bill 1100 and the City Council Norms and Procedures, any member of the public making personal, impertinent, and/or slanderous or profane remarks, or who becomes boisterous or belligerent while addressing the Commission, staff or general public, or while attending the Planning Commission meeting and refuses to come to order at the direction of the Presiding Officer, shall be removed from the Council Chambers or the Zoom by the sergeant-at-arms or the City Clerk and may be barred from further attendance before the Commission during that meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the Presiding Officer. The Presiding Officer may direct the sergeant-at-arms to remove such offenders from the room.*

### AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

If you need disability related modification, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, Administrative Services Director/City Clerk at the Clearlake City Hall, 14050 Olympic Drive, Clearlake, California 95422, phone (707) 994-8201, ext 106, or via email at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us) at least 72 hours prior to the meeting, to allow time to provide for special accommodations.

## AGENDA REPORTS

Staff reports for each agenda item are available for review at [www.clearlake.ca.us](http://www.clearlake.ca.us). Any writings or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection on the City's website at [www.clearlake.ca.us](http://www.clearlake.ca.us).

### Zoom Link:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clearlakeca.zoom.us/j/86918252016?pwd=EFpEtIa0KAKeh6CWVbav2DTaOT9rSc.1>

Passcode: 681710

Or One tap mobile:

+16694449171,,86918252016# US

+17207072699,,86918252016# US (Denver)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 720 707 2699 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 558 8656

Webinar ID: 869 1825 2016

International numbers available: <https://clearlakeca.zoom.us/j/86918252016?pwd=EFpEtIa0KAKeh6CWVbav2DTaOT9rSc.1>

### A. ROLL CALL

### B. PLEDGE OF ALLEGIANCE

### C. ADOPTION OF THE AGENDA *(This is the time for agenda modifications.)*

**D. PUBLIC COMMENT:** *This is the time for any member of the public to address the Planning Commission on any matter not on the agenda that is within the subject matter jurisdiction of the City. **The Brown Act, with limited exceptions, does not allow the Commission or staff to discuss issues brought forth under Public Comment.** The Commission cannot take action on non-agenda items. Concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on each agenda item. Comments shall be limited to three (3) minutes per person.*

**E. CONSENT AGENDA:** *All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items unless a member of the Commission requests otherwise, or if staff has requested a change under Adoption of the Agenda, in which case the item will be removed for separate consideration. Any item so removed will be taken up following the motion to approve the Consent Agenda.*

1. Minutes

Recommended Action: Review and file

**F. PUBLIC HEARING**

2. Public Hearing to Review and Comment on the Scope of the Draft Environmental Impact Report (DEIR) and to Provide Input on Any Potential Environmental Effects of the Redevelopment of the 47.5-acre Site Known as the Airport Redevelopment Project  
Recommended Action: Hear public comment and provide input to staff

**G. CITY MANAGER AND COMMISSIONER REPORTS**

**H. FUTURE AGENDA ITEMS**

**I. ADJOURNMENT**

POSTED: July 19, 2024

BY:



---

Melissa Swanson, City Clerk



## PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers  
14050 Olympic Dr, Clearlake, CA

Tuesday, July 09, 2024

6:00 PM

---

## MINUTES

### A. ROLL CALL

#### PRESENT

Vice Chair Terry Stewart  
Chair Fawn Williams  
Commissioner Chris Inglis  
Commissioner Jack Smalley

#### ABSENT

Commissioner Robert Coker

### B. PLEDGE OF ALLEGIANCE

### C. ADOPTION OF THE AGENDA *(This is the time for agenda modifications.)*

There were no changes to the agenda.

Motion made by Commissioner Inglis, Seconded by Vice Chair Stewart.

Voting Yea: Vice Chair Stewart, Chair Williams, Commissioner Inglis, Commissioner Smalley

### D. PUBLIC COMMENT

Willie Long spoke regarding the intersection of Moss and 40th. He stated it is the City's responsibility for maintenance and asked when it would be repaired. He further stated the City Attorney should send a letter stating the insurance companies are not accurate when they state the City is a high fire hazard because it is not. City Manager Flora gave Mr. Long some information on maintenance of the intersection.

### E. BUSINESS

1. Appointment of Planning Commission Chairperson/Vice Chairperson  
Recommended Action: Appoint Chairperson/Vice Chairperson for 2024



It was moved by Vice Chair Stewart and seconded by Commissioner Inglis to nominate Chair Williams as Chair for 2024. The motion passed with a unanimous vote, with Commissioner Coker absent.

It was moved by Chair Williams and seconded by Commissioner Inglis to nominate Commissioner Smalley as Vice Chair for 2024. The motion passed with a unanimous vote, with Commissioner Coker absent.

**F. PUBLIC HEARING**

- 2. Consideration of amendments to previously approved planning entitlements for a Commercial Cannabis Operation located at 2160 Ogulin Canyon Road, Clearlake, CA 95422 further described as Assessor Parcel Number 010-044-21  
Recommended Action: Adopt Resolution PC 2024-01

Senior Planner Roberts gave the staff report.

Applicant and his attorney were present.

Chair Williams opened the public hearing.

Richard Knolls, planning consultant, spoke on behalf of the applicant.

Dave Hughes spoke regarding the project's impact on the watershed.

There was no further comments and Chair Williams closed the public hearing.

Motion made by Commissioner Inglis, Seconded by Commissioner Smalley.

Voting Yea: Vice Chair Stewart, Chair Williams, Commissioner Inglis, Commissioner Smalley

- 3. Consideration of Conditional Use Permit (CUP 2024-01) and Categorical Exemption (CE 2024-03) to Allow Live & Amplified Music within the Monterrey Grill located at 15176 Lakeshore Drive, Clearlake, CA further described as Assessor Parcel Number (APN): 040-330-37  
Recommended Action: Adopt Resolution PC 2024-02

Associate Planner Taylor and City Manager Flora gave the staff report.

The applicant was present to answer questions.

Chair Williams opened the public hearing. There was no comment.

Motion made by Commissioner Inglis, Seconded by Vice Chair Stewart.

Voting Yea: Vice Chair Stewart, Chair Williams, Commissioner Inglis, Commissioner Smalley

**G. CITY MANAGER AND COMMISSIONER REPORTS**

**H. FUTURE AGENDA ITEMS**

**I. ADJOURNMENT**

The meeting was adjourned at 7:12 p.m.

A handwritten signature in blue ink that reads "Melissa Swanson". The signature is written in a cursive style with a large initial 'M'.

Melissa Swanson, Administrative Services Director/City Clerk



Planning Commission

STAFF REPORT	
<b>SUBJECT:</b> Airport Redevelopment Project Environmental Impact Report (EIR) Scoping Meeting	<b>MEETING DATE:</b> 7/23/2024
<b>SUBMITTED BY:</b> Mark Roberts, Senior Planner	
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information only <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Action Item	

**WHAT IS BEING ASKED OF THE PLANNING COMMISSION:**

The Planning Commission is being asked to conduct an environmental scoping meeting to obtain input on a Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for the redevelopment of a 47.5-acre site for a mixed-use development. The project site is bounded approximately by 18th Avenue extension and Victor Street to the north, State Route 53 to the east, and Old Highway 53 to the south and west.

**BACKGROUND/DISCUSSION:**

Project Description:

The project would develop the 47.5-acre site with healthcare facilities, multifamily housing, commercial retail, restaurants, a park, a plaza, pedestrian routes, and a cross-over to the future transit center at State Road 53. The project would also include infrastructure improvements, including roads, utilities, storm water management, parking lots, streetlights, landscaping, bus shelters/pullouts, sidewalks, bicycle lanes, and multi-modal paths. Below is a summary of the potential uses and associated square footages (Refer to Attachment # 1 Notice of Preparation for full details).

- Multi-family housing – Up to 250 housing units
- Nonresidential Mixed Uses – up to 140,000 square feet of hospital/medical offices.
- General Retail/Commercial: up to 400,000 square feet
- Parking – Approximately 1,928 parking stalls
- Open space – Approximately 3.83 acres

City Land Use Entitlements: The principle discretionary permits and approvals for the project are as follows.

- Planned Development approval (PD 2024-01)
- Rezone Approval (ZMA 2024-01)
- Certification of Environmental Impact Report (EIR 2024-01)
- Encroachment permits for work within City right of way
- Building Permit Approval
- Grading Permit Approval
- Other agency approvals for the project are cited in the NOP

Environmental Setting: The site was previously developed with the Pearce Airport since its 1994, the majority of the site was purchased by the Clearlake Redevelopment Agency in 1995 and has largely been used as a corporation yard by the City of Clearlake Public Works Department. The City’s animal control facility is also located within the site. As such, the site is largely denuded of vegetation, and native habitats do not exist on the site except for small, unconnected pockets of oak trees in the southern and eastern areas.

**ENVIRONMENTAL REVIEW PROCESS/DISCUSSION**

Why is an EIR Required: Pursuant to the City’s Environmental Guidelines, and due to the size of the project, staff determined that the project could result in significant impacts and, therefore an EIR would need to be prepared.

First Steps in the Environmental Review Process: This process involves preparation and public circulation of a Notice of Preparation (NOP) to inform Federal, State, local agencies/community groups, and the public of the City’s decision to prepare an EIR. The city circulated the NOP on July 5, 2024, via email to various Federal, State, local agencies/community groups, and posted it on the California State Clearinghouse (SCH # 2024070264) and the City of Clearlake’s Website. The commenting period concludes on August 9<sup>th</sup>, 2024.

NOP Input: As part of the NOP scoping process, staff is requesting that the Planning Commission review and comment on the scope of the Draft Environmental Impact Report (DEIR) and provide input on any potential environmental effects of the project that should be studied in the EIR. The issues identified by the Planning Commission and the public during this scoping session will be incorporated into the environmental documents.

Overview of Impact Categories: Staff determined that the EIR will need to analyze specific environmental categories individually and then cumulatively. The categories, include but are not limited to:

- Air Quality
- Greenhouse Gas Emissions
- Biological Resources
- Cultural & Tribal Resources
- Geology & Soils
- Hazards and Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Public Services & Utilities
- Transportation and Vehicle Miles Traveled (VMT)

CEQA Process Overview: An overview of the Environmental Impact Report (EIR) process is presented in Table 1 below. EIR preparation begins with initial project review, circulation of an NOP and a scoping meeting. Following the NOP, preparation of a Draft EIR commences. The Draft EIR will evaluate potentially significant impacts of the proposed project, identify mitigation measures that would lessen and/or avoid the significant impacts, and identify project alternatives that could reduce significant impacts. Once completed, the Draft EIR is required under State law to be circulated for public review for a minimum of 45 days. This is followed by preparation of a Final EIR, based on comments received during the public DEIR review, as well as the preparation of an Environmental Mitigation Monitoring and Reporting Plan.

**Table 1: EIR Process Overview**

Activity		Purpose	Public Participation Opportunity
1	<b>Notice of Preparation (NOP)</b>	To communicate to the public, agencies, and organizations that an EIR is being prepared. Also serves to solicit input on the scope and content of the environmental information to be included in the EIR.	<b>Public Meeting(s).</b> A scoping meeting informs the public that the City is evaluating a project under CEQA and allows the City to solicit public comment and identify possible impacts.
2	<b>Draft EIR (DEIR) with Notice of Availability (NOA)</b>	The DEIR is the first iteration of environmental analyses collecting the project description, identification of impacts, technical studies, mitigation measures and alternatives. An NOA signals that the DEIR is available for public review and comment for no less than 45 days. The NOA also identifies where the DEIR may be reviewed and how to submit comments on the DEIR.	<b>Public Comment.</b> The NOA is typically circulated to nearby property owners and occupants, posted at the site, posted on the city's project website, and filed with the State Clearinghouse. The public may submit comments at any time during the 45- day public comment period.  <b>Public Hearing.</b> A public meeting is held to solicit comments from the Planning Commission and the public on the Draft EIR during the public comment period.
4	<b>Final EIR (FEIR)</b>	A Final EIR includes responses to public comments received after release of the DEIR and any additional relevant project information.	FEIR includes comments and responses to DEIR public comments.
5	<b>Certification</b>	A certification is an official position taken by the City Council indicating that the EIR has complied with CEQA for the identified project. This will be completed after Planning Commission review and recommendation.	<b>Public Hearings.</b> The decision-making body certifies the EIR at a Public Hearing with a portion of the meeting is dedicated to public comment. Based on the City's Environmental Guidelines the Planning Commission will conduct the first round of public hearings and offer recommendations. The City Council is the final decision-making body and will be responsible for certifying the EIR.

The Final and Draft EIR document, along with the required project entitlements, would be reviewed by the Planning Commission at a future hearing date. Decisions on the project will involve the Planning Commission's recommendation on the EIR (for adequacy) and then recommendations on the project's land use entitlements.

Who's Preparing the EIR: The City has assembled a qualified environmental review team consisting of seasoned professionals/staff to prepare and process the EIR.

- Gary Price, Price Consulting Services, is the Project Manager, who has been working with the City for over ten years and has prepared several environmental reports and the City's Environmental Review Guidelines.
- Jessica Hankins, AICP and Principal Planner of Yuba Planning Group, to assist with preparing the EIR along with several technical consultants, such as W-Trans (circulation), Sub-Terra Consulting (cultural), Bollard Associates (noise), and Greg Matuzak (biology).

- Senior Planner Mark Roberts is the lead staff on this project and is coordinating public assembling/issuing notices, reviewing documents, and assisting in the completion of this project.

**Action by the Planning Commission:** This is an opportunity for the Planning Commissioners and the public to comment on the project and to help identify potential environmental aspects that should be identified and addressed in the EIR. No Action is required.

- Attachments:**
- 1. Notice of Preparation**
  - 2. Airport Redevelopment Site Plan**



## City of Clearlake

14050 Olympic Drive, Clearlake, California 95422  
(707) 994-8201 Fax (707) 995-2653  
www.clearlake.ca.us

# NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

July 5, 2024

## Subject

Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) and Public Scoping Meeting for the **Airport Redevelopment Project** located in the City of Clearlake, CA.

## Review Period

July 10, 2024, to August 9, 2024

## Introduction

The City of Clearlake (City) is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Airport Redevelopment Project (Proposed Project). The document is being prepared in compliance with the California Environmental Quality Act (CEQA).

CEQA Guidelines Section 15082 states that once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible agencies that an EIR will be prepared. The purpose of the NOP is to provide sufficient information describing the Proposed Project and the potential environmental effects in order to enable agencies and interested parties to meaningfully respond as to the scope and content of the information that should be included in the EIR.

The Notice of Preparation and Proposed Project plans are available for public review at the Planning Department office at 14050 Olympic Drive, Clearlake, CA. Electronic copies of any available documents can be found at <https://www.clearlake.ca.us/404/Public-Review-Documents>. All available documents for review, will be under the title Airport Redevelopment Project.

## Public Scoping Meeting

A public scoping meeting is scheduled for **July 23, 2024, at 6:00 before the Planning Commission at Council Chambers, City Hall, 14050 Olympic Drive, Clearlake, CA** to solicit input and comments from agencies and the general public on the scope of the Draft EIR being prepared for the Proposed Project. Interested parties may attend to submit verbal and written comments and learn more about the Project. Oral comments will be summarized and included in an appendix to the EIR with any written comments.

## Comments Requested

In addition to the scoping meeting, anyone may submit written comments on the scope of the Project EIR within the review period of July 10, 2024 to August 9, 2024. The City is soliciting

written comments from public agencies, organizations, and individuals regarding the scope and content of the environmental analysis. Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than **5:00 PM, August 9, 2024**. Please send your input, comments or responses to:

Mark Roberts, Senior Planner  
City of Clearlake Planning Department  
14050 Olympic Drive  
Clearlake, CA 95422  
Or via email to: [mroberts@clearlake.ca.us](mailto:mroberts@clearlake.ca.us)

Comments provided by email should include “Airport Redevelopment Project NOP Comment” in the subject line, and the name and physical address of the commenter in the body of the email. Agencies that will need to use the EIR when considering permits or other approvals for the Proposed Project should provide the name of a contact person, phone number, and email address in their comment.

## Background

The Proposed Project was originally envisioned in the mid 1990s and further developed as part of the 2040 City of Clearlake General Plan process. The 2040 General Plan was adopted in 2017, and at that time designated the site as Commercial and proposed a regional shopping center. General Plan Policy ED 5.1.1 states that “The City should attract and incentivize large retailers into the City and specifically to the regional shopping hub made up of the old airport area and existing Clearlake Shopping Center area.” The current Project is an outcome of ongoing planning efforts to bring that vision to reality.

## Study Area

The 47.5-acre Proposed Project site is approximately 25 miles northeast of Healdsburg and 35 miles southeast of Ukiah within the City of Clearlake (see **Figure 1, Regional Location Map**). The Project site is bounded by the 18th Avenue extension and Victor Street to the north, State Route (53) to the east, and Old Highway 53 to the south and west as shown in **Figure 2, Project Location Map**. 18<sup>th</sup> Avenue and Old Highway 53 would provide the primary regional access to the site.

The Project site is located within the southern area of the incorporated limits of the City of Clearlake, in Lake County, California. The approximately 47.5-acre site is located on Assessor’s Parcel Numbers (APNs) as follows:



APN	Acres	APN	Acres
010-031-010	0.75	010-043-490	1.25
010-031-020*	0.72	042-052-190	0.33
010-031-050	0.44	042-053-330	0.11
010-031-060*	0.71	042-122-190	0.11
010-031-070*	0.47	042-122-210	1.35
010-031-080	0.31	042-122-260	0.11
010-031-090	0.33	042-123-110	0.23
010-043-330*	0.54	042-123-290	0.56
010-043-360	4.10	042-123-310	0.12
010-043-380	15.68	042-124-040	0.12
010-043-390	1.46	042-124-070	0.12
010-043-400	2.91	042-124-080	0.11
010-043-410	5.93	042-124-150	0.11
010-043-420	1.08	042-124-160	0.12
010-043-440	1.61	042-124-170	0.11
010-043-450	1.73	042-124-180	0.12
010-043-460	1.06	042-124-260	0.22
010-043-470	0.75	042-124-300	0.23
010-043-480	1.26	042-124-320	0.22
<b>TOTAL</b>	<b>47.49 acres</b>		
* All parcels listed above are owned by the City, with the exception of the asterisked parcels, which are under private ownership.			

The General Plan land use designation for the site is predominantly Commercial with two parcels designated Medium Density Residential, and the zoning is predominantly General Commercial (GC), with the same two parcels north of 18th Avenue zoned Low Density Residential (LDR). These two parcels are APN 042-124-260, which is 0.22 acre; and APN 042-124-300, which is 0.23 acres.

**Existing Setting**

The site was previously developed with the Pearce Airport; since its closure in 1994, the majority of the site was purchased by the Clearlake Redevelopment Agency in 1995 and has largely been used as a corporation yard by the City of Clearlake Public Works Department. The City’s animal control facility is also located within the site. As such, the site is largely denuded of vegetation, and native habitats do not exist on the site with the exception of small, unconnected pockets of oak trees in the southern and eastern areas.

The existing land uses surrounding the Project site are as follows:

- North: Single-family residential, as well as a place of worship approximately 200 feet to the northwest.
- South: Single-family residential to the south and southwest and fast food uses to the southeast. Between the first southern boundary and the southern tip of the study area are commercial uses (fueling and fast food) currently proposed under separate permit.
- East: State Route (SR) 53 abuts the site’s eastern boundary. Across SR 53 to the east are Adventist health care facilities, a private community center (Masonic Lodge), the Lake County Campus of Woodland Community College, government facilities, and commercial uses, including the Clear Lake Shopping Center and Walmart.

- West: Old Highway 53 abuts most of the western boundary of the Project site. To the west of Old Highway 53 are single- and multi-family residential uses, a park, a high school, and a small market. Existing uses in the central west area of the Project site include personal storage facilities, automotive uses, and other commercial/industrial uses.

**Recent Public Outreach**

The City of Clearlake hosted an open house on February 21, 2024, in the Council Chambers and solicited comments via email to collect community input on the Proposed Project and potential impacts. Comments received were collated and used in Project design work, including the incorporation of active transportation connectivity throughout the site, community gathering places, and the development of opportunities for restaurants.

**Project Description**

The Proposed Project would develop the 47.5-acre former airport site with healthcare facilities, multifamily housing, retail, restaurants, public open space in form of a park, plaza, and pedestrian routes on tree-lined streets, a cross-over to the future transit center at SR 53, and related parking on the new streets and adjacent parking lots. The Proposed Project would also include infrastructure improvements, including roads, utilities, sewer lines, water lines, storm water management, parking lots, streetlights, and landscaping. Active transportation improvements such as bus shelters/pullouts, sidewalks, bicycle lanes, and multi-modal paths would also be provided. Water would be provided by the Highlands Water Company south of 18<sup>th</sup> Avenue and the Konocti County Water District north of 18<sup>th</sup> Avenue. Water may also be provided in part or whole by a new groundwater source developed by the City. Sewer service would be provided by the Lake County Sanitation District (LACOSAN). The Proposed Project would also include Design Standards to guide development and ensure aesthetic and functional consistency across the development area. Project phasing would be sequenced through and dependent on the City’s or future developer’s acquisition of adjacent properties as they become available.

In order to develop the site, the Proposed Project would require a Zoning Map Amendment to add a Planned Development zoning overlay district to the site (ZMA 2024-01 Amendment) (see **Figure 3, Proposed Zoning Map Amendment**); a Planned Development approval (PD 2024-01); and the certification of an Environmental Impact Report (EIR 2024-01).

The following uses are proposed as shown on **Figures 4a-4c Proposed Site Plan (Overall, North, and South)**:

- **Multi-family housing** – Up to 250 new housing units
- **Nonresidential Mixed Uses** – Mix of hospital and medical offices (up to 140,000 square feet), retail, restaurants, bars, fast food drive-throughs: Up to 400,000 square feet
- **Parking** – 1,928 parking stalls
- **Open space** – 3.83 acres

North-to-south mainline infrastructure would likely occur first within the main portion of the site to facilitate development of individual sites east and west of the central roadway. Following infrastructure installation, the project may be developed in any order; no phasing is proposed. Access to the Project site would be provided via Old Highway 53, the proposed 18th Avenue

extension, and a new north/south road that bisects Airport Road and extends southward towards the junction of Old Highway 53 and SR 53. The Project would not take direct access from SR 53.

### **Site Plan Clarifications/Exclusion Areas**

The site plan in Figures 4a-4c identifies a gas station, fast food, and other commercial development at south of the Proposed Project Site. This nearby property and potential commercial development is an independent, unrelated project, subject to its own CEQA review and not included as part of the Proposed Project or EIR. Nevertheless, the proposed structures for this nearby project have been shown to illustrate how it can fit into the overall Proposed Project.

A small rectangular piece of land at the far south end of the site plan in Figure 4a and 4c will provide entry-way features, such as landscaping and signage for the Proposed Project and is part of this EIR and Proposed Project.

### **Project Entitlements, Permits, and Approvals**

The principle discretionary permits and approvals for the Project would be granted by the City of Clearlake. The City will use information contained in the EIR during the decision-making process. Additional permits and approvals from other agencies may be necessary prior to the development of the Proposed Project.

#### **City of Clearlake**

The Proposed Project would require the following approvals from the City of Clearlake:

- Planned Development approval (PD 2024-01)
- Rezone approval (ZMA 2024-01)
- Certification of Environmental Impact Report (EIR 2024-01)
- Encroachment permits for work within City right of way
- Building permit approval
- Grading permit approval

#### **Other Governmental Agency Approvals**

Additional subsequent approvals and permits that may be required from local, regional, State, and federal agencies are identified below:

- California Department of Transportation (Caltrans) – Encroachment permit for any work performed in the SR 53 right of way if off-site improvements are needed. Also, Caltrans may need to approve any signage along Highway 53 if applicable.
- California Department of Fish and Wildlife – Fish and Game code section 1602 Lake and Streambed Alteration Agreement
- State Water Resources Control Board/Central Valley Regional Water Quality Control Board – Coverage under National Pollutant Discharge Elimination System Permit No. CAS000002, General Construction Activity Storm Water Permit and Stormwater Pollution Prevention Plan; Section 401 water quality certification for discharge of dredged or fill material to waters of the state
- State Water Resources Control Board, Division of Drinking Water and other applicable agencies – Public water system permits if applicable

- Lake County Fire Protection District – Permit under the 2007 California Fire Code
- Lake County Special Districts – for sewer connections and wastewater treatment
- Highlands Water Company – Review and approval of construction plans and water supply analysis (if applicable)
- Konocti County Water District – Review and approval of construction plans and water supply analysis (if applicable)

## **Environmental Analysis Methodology and Tiering Off the General Plan**

The City's 2040 General Plan was adopted in 2017 and incorporated approval of an EIR (referenced by the State Clearinghouse No. 2014012023). The General Plan designated the Project site for Commercial Land Uses as a "Regional Shopping Center." The Proposed Project consists of a mixed-use development with commercial, medical support services, and housing, but is generally consistent with the General Plan.

This EIR will tier off the General Plan and related General Plan EIR for environmental analysis in accordance with Section 15183 of the CEQA Guidelines. This section indicates that if a project is consistent with a General Plan, then the analysis is limited to whether there are "project-specific significant effects which are peculiar to the project or its site" (15183(a)). The goal of this section is to eliminate/reduce redundant CEQA review and focus only on new impacts that are peculiar to the proposed project and/or were not analyzed in the General Plan EIR. Therefore, the methodology used to evaluate the project impacts in this EIR will describe the impacts from the Proposed Project as compared to the site's use analyzed in the General Plan. Thus, consistent with Section 15183, the EIR will limit its examination of environmental effects to those which the City determines:

- (1) Are peculiar to the project or the parcel on which the project would be located,*
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,*
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action,*  
*or*
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

## **Probable Environmental Effects**

The City has reviewed the Proposed Project and has determined that the EIR will address impacts pertaining to the impact topics identified below. Each resource area chapter will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, mitigation measures, and monitoring strategies associated with the resource area.

- Aesthetics
- Air Quality & Greenhouse Gas Emissions
- Biological Resources
- Cultural & Tribal Resources
- Geology & Soils
- Hazards and Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Public Services & Utilities
- Transportation and Vehicle Miles Traveled (VMT)

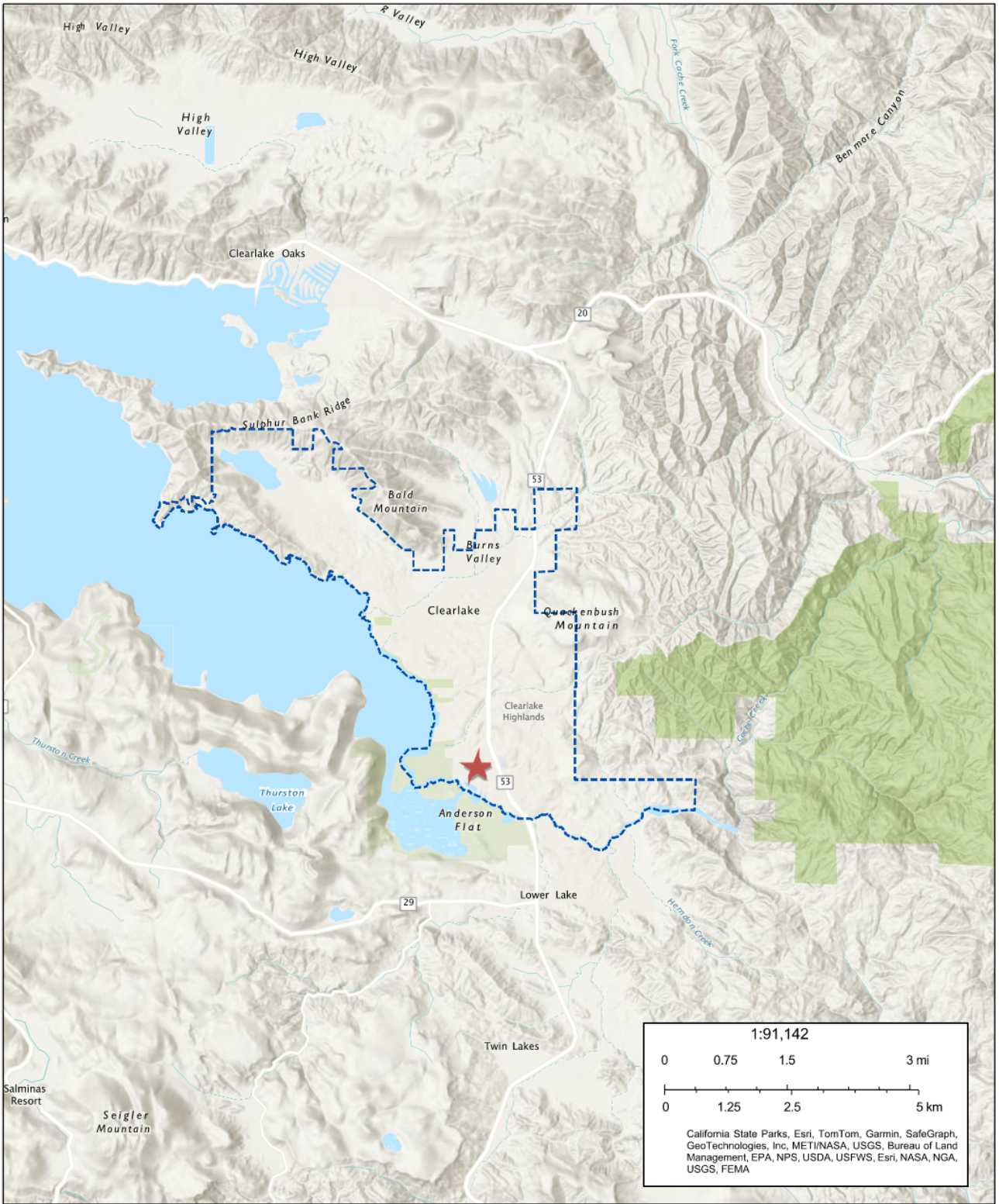
The EIR is not anticipated to include an Agricultural and Forestry Resources evaluation because the site is designated as “Urban and Built-Up” by the California Department of Conservation’s Farmland Mapping and Monitoring Program, and does not contain any State-defined timber resources. The EIR will also not include a Mineral Resources evaluation due to the fact that the City does not contain any known mineral resources. These items will be discussed and evaluated briefly in the EIR before being dismissed from further detailed analysis.

## **Alternatives**

In accordance with Section 15126.6 of the CEQA Guidelines, the EIR will assess a range of reasonable alternatives to the Proposed Project. The range of alternatives to be addressed will include alternatives that are specifically required by CEQA (e.g., the No Project Alternative), as well as other alternatives intended to reduce or eliminate potentially significant impacts, as identified through the coordinated consultation and planning process. Because the site is already designated in the General Plan and under existing zoning for primarily commercial development, a No Project Alternative will also assume development consistent with those designated uses.



Figure 1: Regional Location Map



6/26/2024



Figure 2: Project Location Map



Figure 3: Proposed Zoning Map Amendment

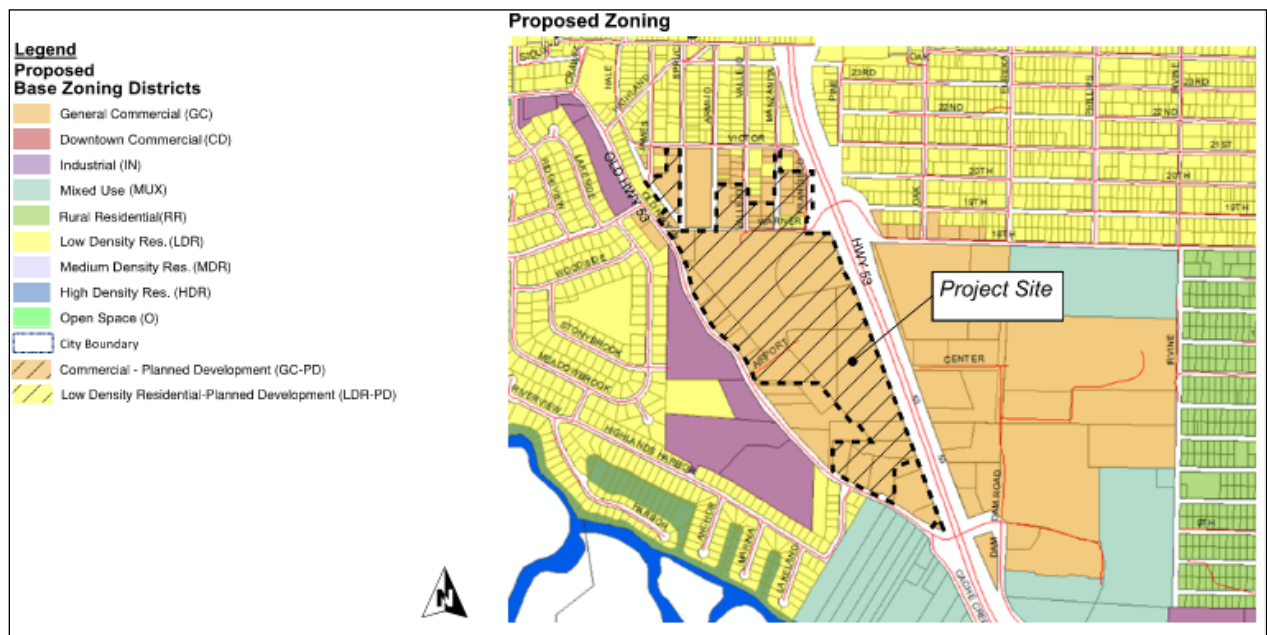
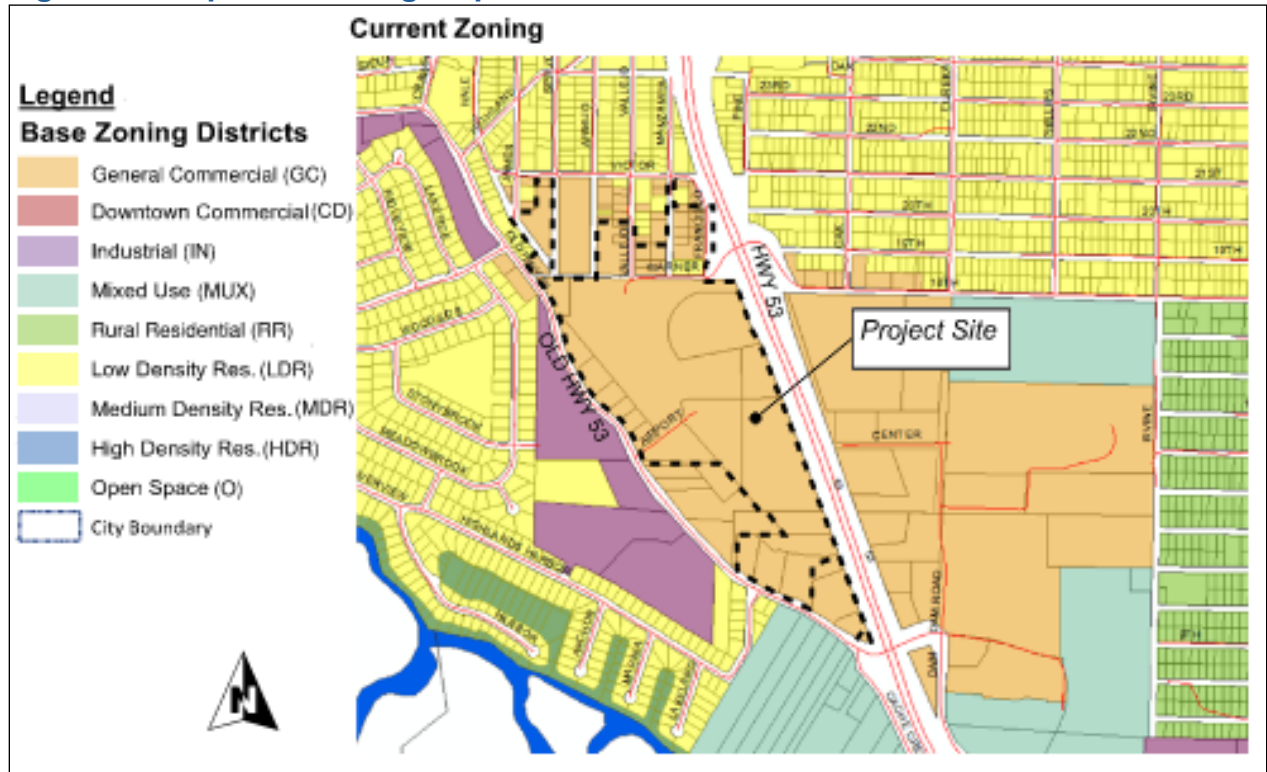


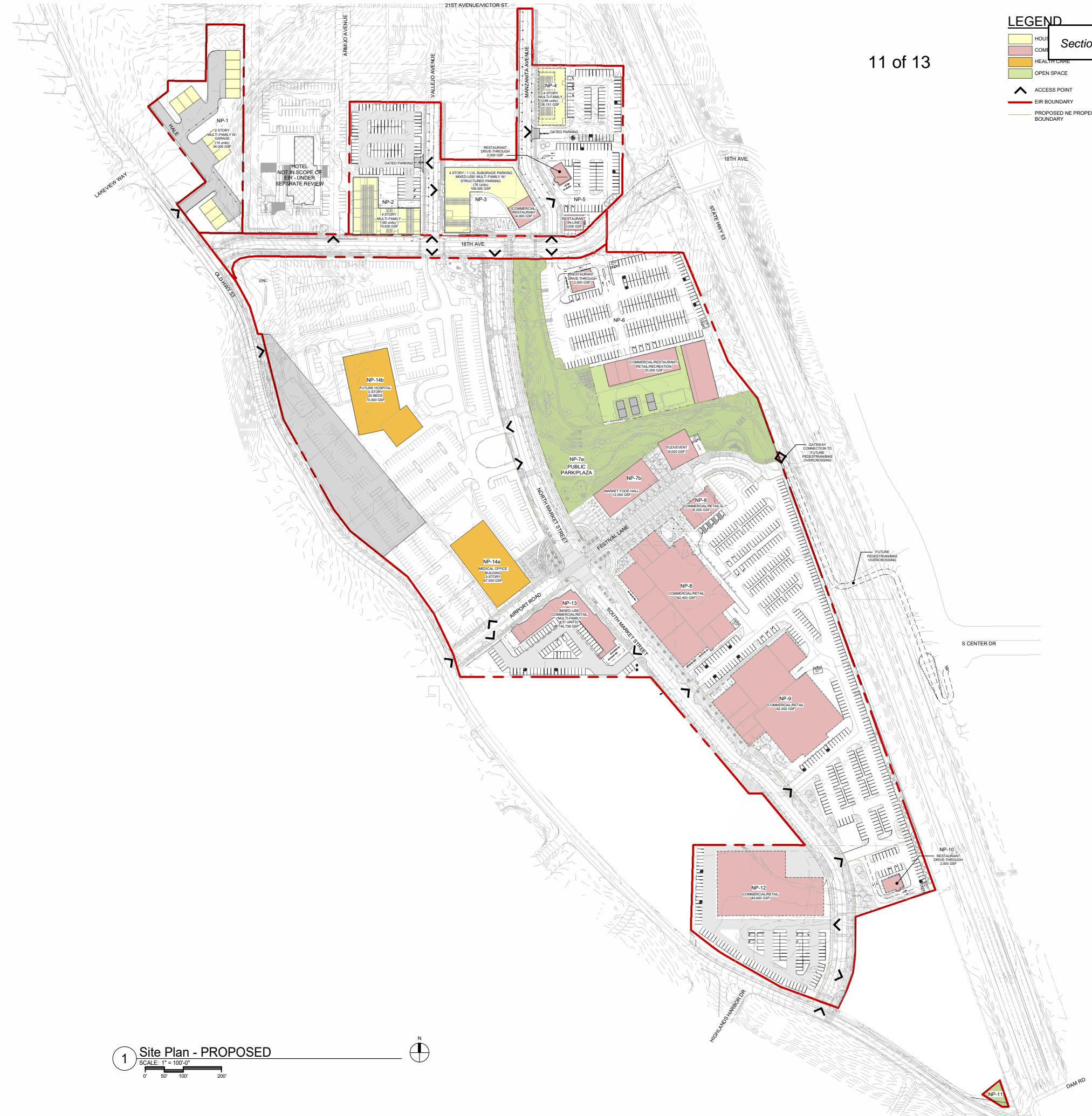


Figure 4a: Project Site Plan – Overall

**LEGEND**

- HOUSING
- COMMERCIAL
- HEALTH CARE
- OPEN SPACE
- ACCESS POINT
- EIR BOUNDARY
- PROPOSED NE PROPERTY BOUNDARY

Section F, Item 2.



1 Site Plan - PROPOSED  
 SCALE: 1" = 100'-0"  
 0' 50' 100' 200'



Figure 4b: Project Site Plan – North

**LEGEND**

- HOUSING
- COMMERCIAL
- HEALTHCARE
- OPEN SPACE
- ACCESS POINT
- EIR BOUNDARY
- PROPOSED NE PROPERTY BOUNDARY

Section F, Item 2.

**1 Site Plan - PROPOSED - NORTH SECTOR**  
 SCALE: 1" = 60'-0"

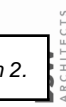
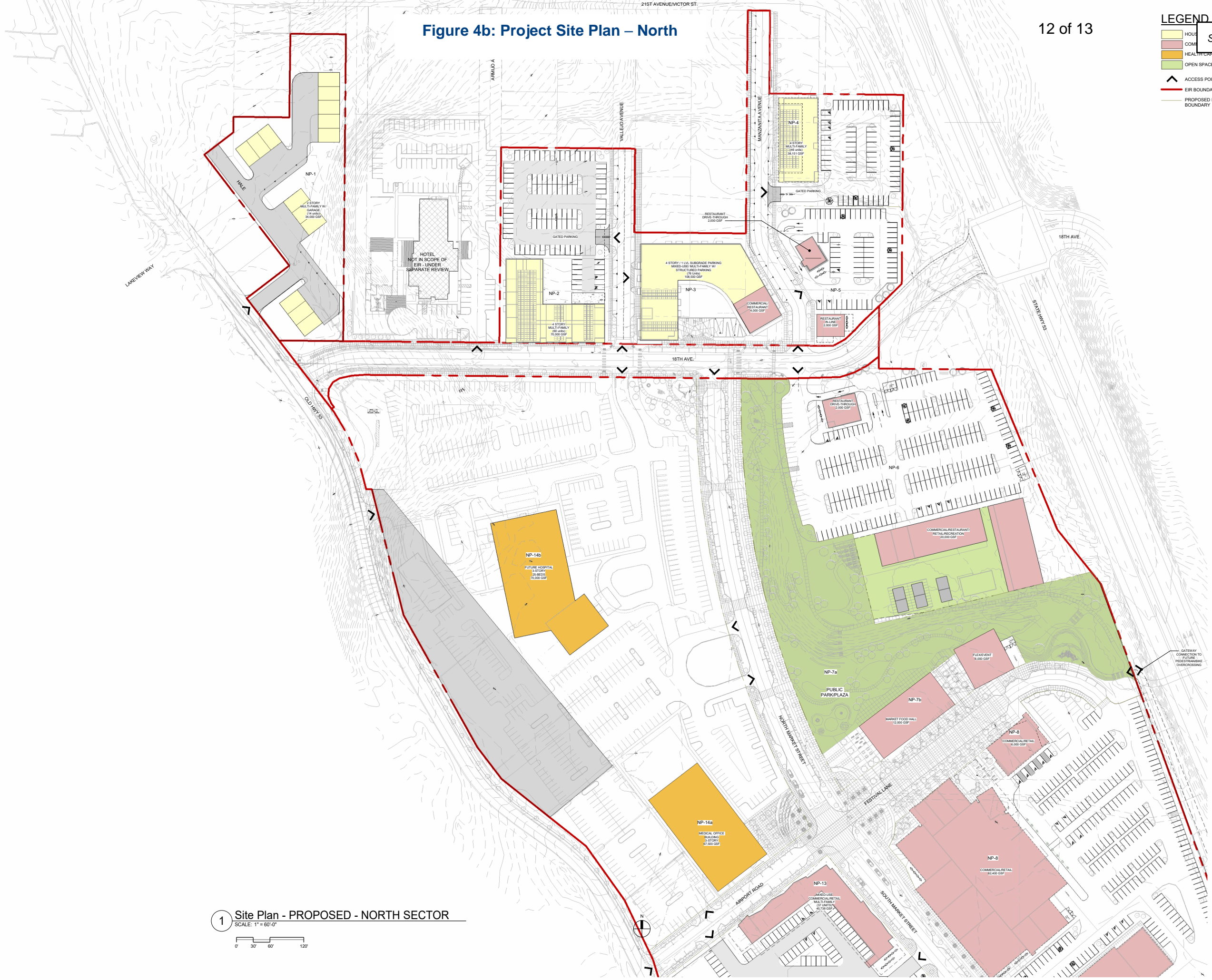
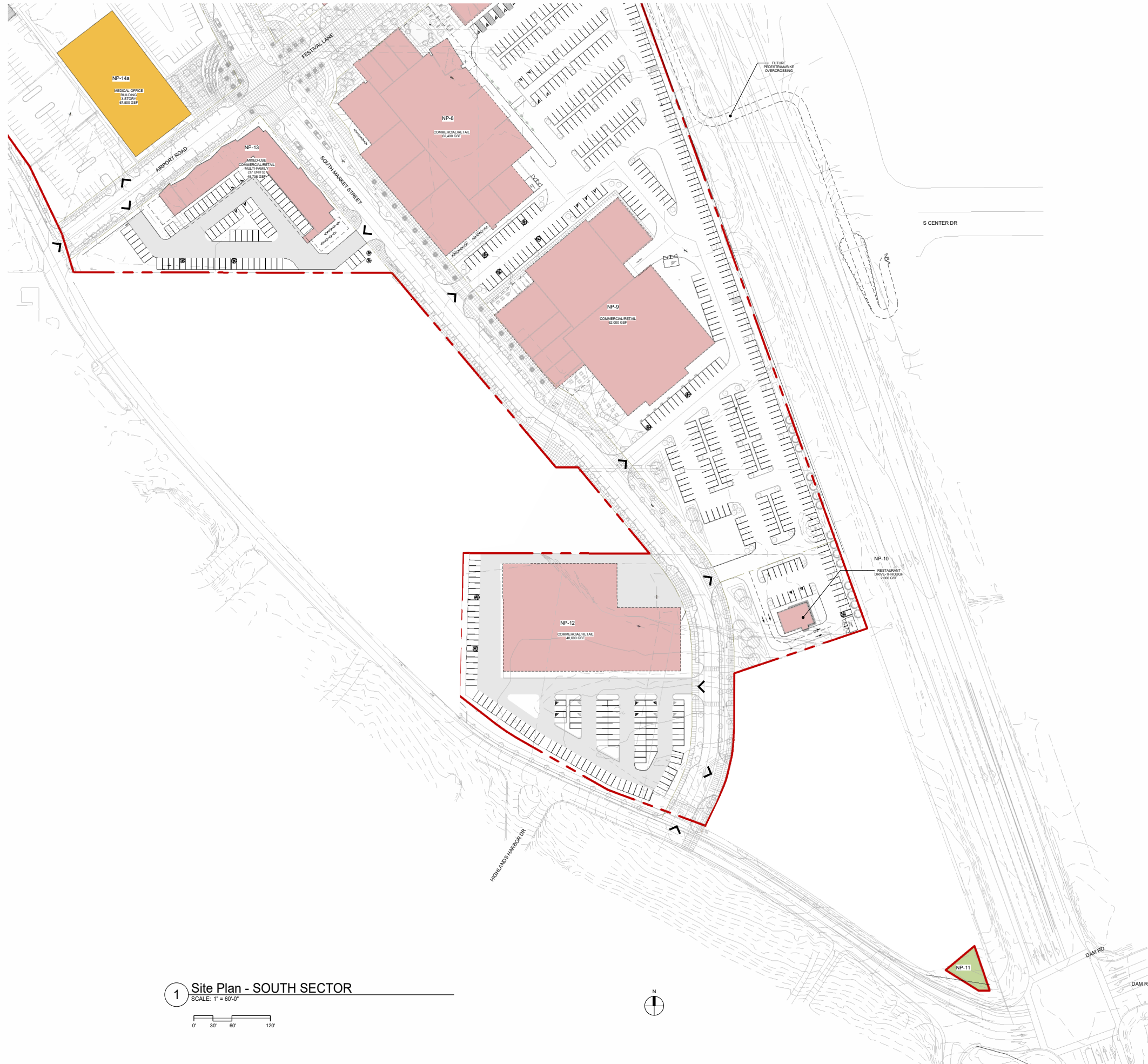




Figure 4c: Project Site Plan – South



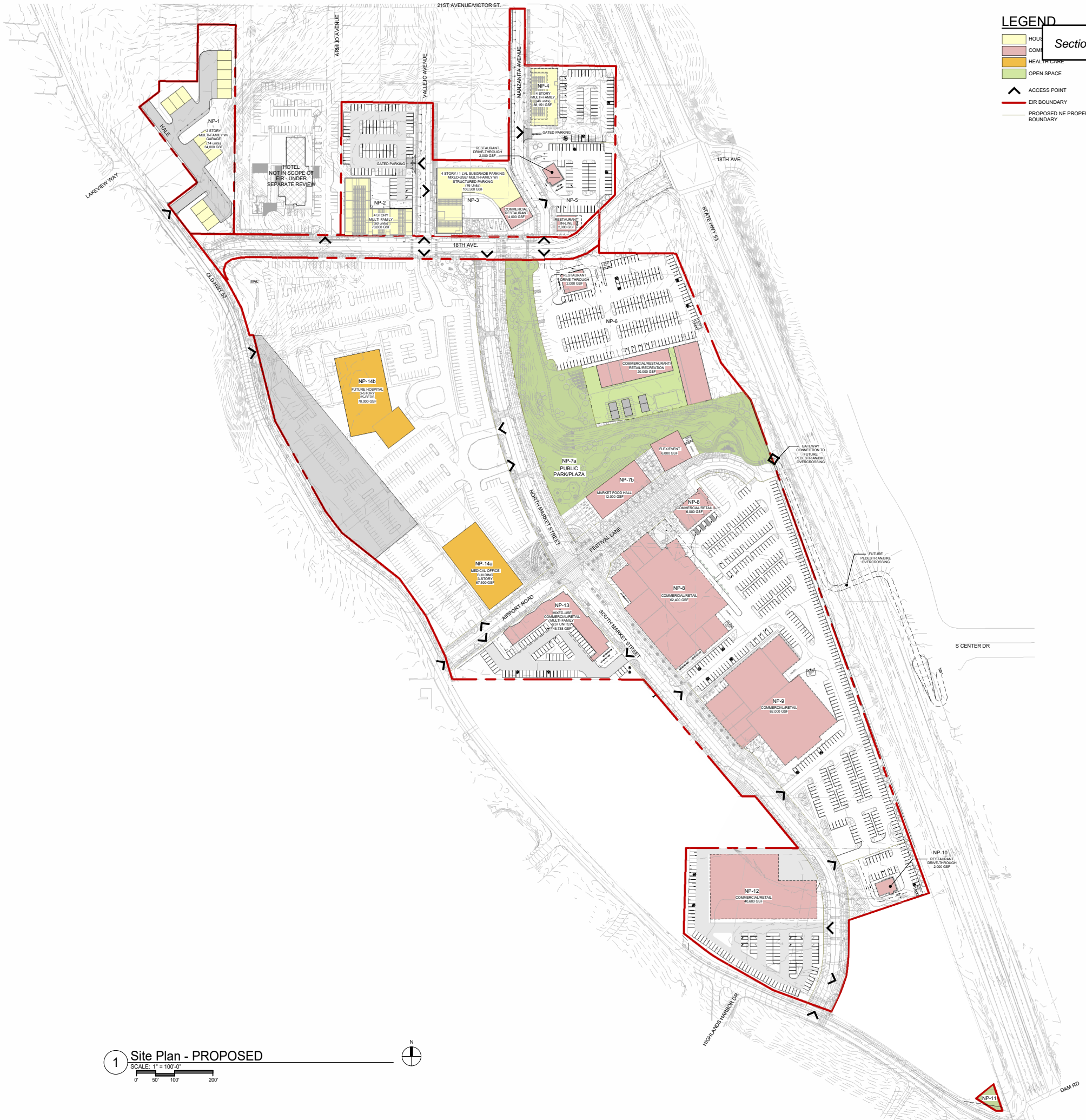
**LEGEND**

- HOUSE
- COMM
- HEALTH CARE
- OPEN SPACE
- ACCESS POINT
- EIR BOUNDARY
- PROPOSED NE PROPERTY BOUNDARY

Section F, Item 2.

**1 Site Plan - SOUTH SECTOR**  
 SCALE: 1" = 60'-0"

0' 30' 60' 120'



**LEGEND**

- HOUSE
- COMM
- HEALTH CARE
- OPEN SPACE
- ACCESS POINT
- EIR BOUNDARY
- PROPOSED NE PROPERTY BOUNDARY

**Section F, Item 2.**

**1 Site Plan - PROPOSED**  
 SCALE: 1" = 100'-0"  
 0' 50' 100' 200'