



PLANNING COMMISSION SPECIAL MEETING

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

Thursday, January 23, 2025

5:00 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) 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. 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

The Planning Commission meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel (<https://www.youtube.com/@cityofclearlake>) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/@LakeCountyPegTV> 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 Planning 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. To give the Planning 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.

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 Chair 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 melissa.swanson@clearlakeca.gov 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 <https://www.clearlakeca.gov/Agenda>. 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 <https://www.clearlakeca.gov/Agenda>.

Zoom Link:

You are invited to register for a Zoom webinar!

When: Jan 23, 2025 05:00 PM Pacific Time (US and Canada)

Topic: Planning Commission Meeting

Register in advance for this webinar:

https://clearlakeca.zoom.us/webinar/register/WN_-_YrEYV6QTeG9C9z0gz3dQ

After registering, you will receive a confirmation email containing information about joining the webinar.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

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

D. PUBLIC HEARING

- [1.](#) Consideration of Conditional Use Permit, CUP 2024-02 and Corresponding Environmental Analysis, CEQA IS 2024-01 Located at 14975 Olympic Drive (APN: 039-550-51); 3545 Old

Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20), Clearlake, CA.
Recommended Action: Adopt Resolution PC 2025-01

E. ADJOURNMENT

POSTED: January 20, 2025

BY:



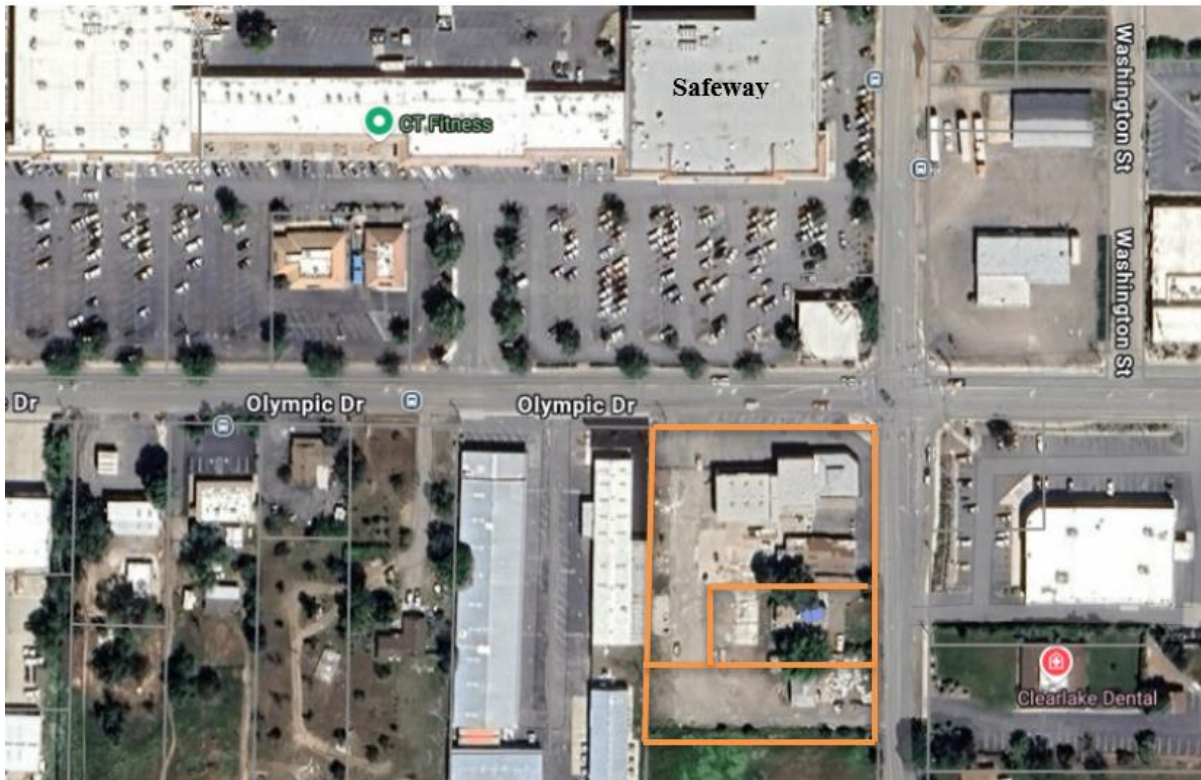
Melissa Swanson, City Clerk



STAFF REPORT	
SUBJECT: Conditional Use Permit, CUP 2024-02 Environmental Analysis, CEQA IS 2024-01	MEETING DATE: January 23 rd , 2025 5:00 p.m.
SUBMITTED BY: Mark Roberts - Senior Planner	
REPORT PURPOSE: <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only	
APPLICANT: Tony Mehroke	PROPERTY OWNER: Norcal Fuelworxz, Inc.

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

The Planning Commission is being asked to consider Conditional Use Permit, CUP 2024-02 and corresponding environmental analysis, CEQA IS 2024-01 to allow the development and operation of a Gas Station, Convenience Store and Drive through Car Wash located at 14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20), Clearlake, CA.



DISCUSSION/SUMMARY:

The project would consist of the development and operation of a Gas Station, Convenience Store and a Drive through Car Wash. (*Refer Attachment #1 – Preliminary Site and Elevation Plans for details*).

Gas Station and Convenience Store:

- Convenience Store up to 5,106 SQFT in size, which includes a quick serve food area up to 2,081 SQFT.
- Six (6) double sided fuel pumps located under a 3,470 SQFT canopy.
- Up to three (3) underground fuel tanks.

Drive-Through Car Wash:

- Carwash tunnel/facility - 3,600 SQFT
- Office Room - 588 SQFT
- Equipment Room - 852 SQFT.
- Underground Water Tank(s)

Access and Parking:

- Access to the project site would be provided from Olympic Drive and Old Highway 53.
- Approximately 75 parking spaces, which includes twelve (12) vacuum pump stations and up eight (8) Electrical Vehicle (EV) Charging Stations.

GENERAL PLAN AND ZONING DISTRICT CONSISTENCY:

The subject property is designated General Commercial under the City of Clearlake 2040 General Plan, which aims to provide municipal services, facilities, and economic development for business growth and expansion. Additionally, the 2040 General Plan designated land for commercial land use along highly accessible commercial corridors such as Lakeshore Drive, Olympic Drive and State Route 53. A Gas Station, Convenience Store and Drive through Car Wash is an allowable use in the General Commercial Zoning District upon securing a Conditional Use Permit per Section 18-18.050 & 18-19.070 of the Clearlake Municipal Code.

AGENCY REVIEW & TRIBAL CONSULTATION SUMMARY:

A Request for Review (RFR)/AB 52 was distributed via email on May 13th, 2024, to all applicable agencies and organizations for initial review. During the initial project review timeline, the city received comments from the following agencies.

- *Lake County Environmental Health*
- *Highlands Water Company*
- *Koi Nation of Northern CA*
- *Elem Colony*

Tribal Consultation: In accordance with AB 52, the City received formal request from Elem Colony and Koi Nation to conduct government to government tribal consultation. Ultimately, City Staff conducted Tribal Consultation in accordance with State Legislation with Koi Nation of Northern California on November 20th, 2024, December 18th, 2024, and on January 14th, 2025, and with Elem Colony on November 6th, 2024, and December 5th, 2024.

ENVIRONMENTAL REVIEW (CEQA):

Pursuant to California Environmental Quality Act (CEQA) Guidelines, staff prepared an Initial Study to assess the potential adverse environmental effects of the project. The study concludes that any potentially significant adverse environmental impacts would be reduced to a level of non-significance with the incorporated Mitigation Measures/Conditions of Approval. The Mitigated Negative Declaration based on the environmental analysis were properly noticed and circulated in accordance with California Environmental Quality Act (CEQA) Section 15070-15075 of the CEQA State Guidelines, by:

- ❖ *Circulation of the Notice of Intent (NOI) for the environmental analysis/proposed Mitigated Negative Declaration was published in the Lake County Record Bee on December 21, 2024, posted with the State Clearinghouse and emailed to various Federal, State, and local agencies/organizations for the minimum of a 30-day commenting period from December 23rd, 2024, through January 22nd, 2025.*
- ❖ *A Notice of Intent (NOI) was mailed (via USPS) to the surrounding parcels owners within 300 feet of the subject property informing them of the City's decision to adopt a Mitigated Negative Declaration for the proposed use and that there is a 30-day commenting period on the environmental document.*

Staff has made minor alternations to the original Cultural and Tribal Mitigation Measures to act in good faith and reasonable effort to address the concerns of the consulting tribes. In accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines, the City has determined that there is no need to recirculate the initial study/mitigated negative declaration as the minor alterations do not result in more significant environmental impacts or result in any substantial change to the mitigation measures.

LEGAL NOTICE AND PUBLIC COMMENT

The public hearing was noticed at least ten (10) days in advance in an electronic publication with the Lake County Record Bee on **Saturday, January 11th, 2025**, and mailed (via USPS) to all surrounding property owners (including those who have requested to be notified in writing) within 300 feet of the subject parcel(s) as required pursuant to the Clearlake Municipal Code. All mailing address are drawn from the electronic database supplied by the Lake County Assessor/Recorders Office Database.

MOTIONS/OPTIONS:

1. Move to Adopt Resolution PC 2025-01, A Resolution of the Planning Commission of the City of Clearlake approving Conditional Use Permit, CUP 2024-02 and corresponding environmental analysis, CEQA IS 2024-01 to authorize the development and operation of Gas Station, Convenience Store and Drive through Car Wash located at 14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20).
2. Move to Deny Resolution PC 2025-01, and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

ATTACHMENTS:

1. Preliminary Site and Elevation Plans
2. CEQA Environmental Analysis Packet
3. PC Resolution 2025-01 with Conditions of Approval
4. Agency Comments

DRIVE-THRU CAR WASH AND GAS STATION ISLAND WITH CANOPY

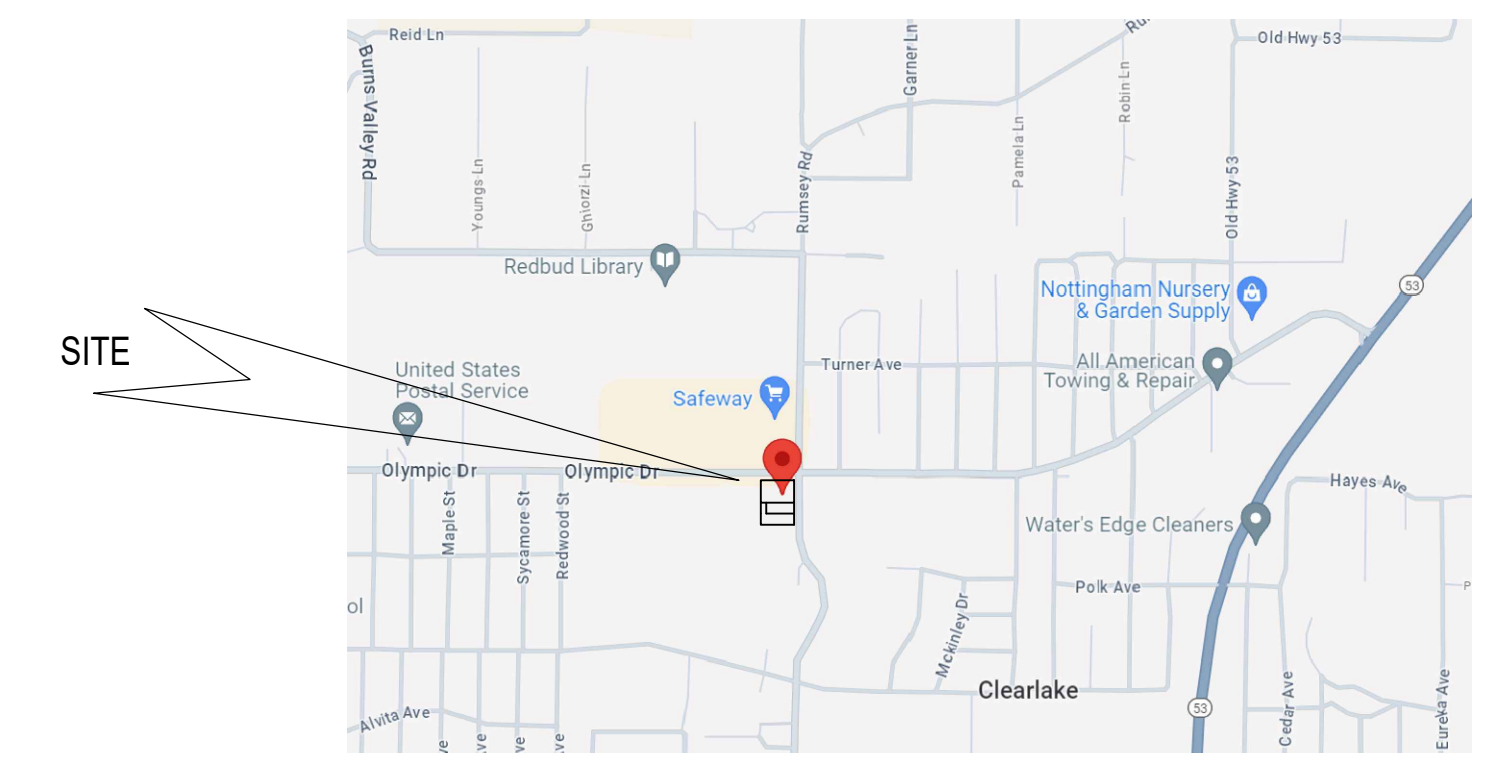
14975 OLYMPIC DRIVE, CLEARLAKE, CA 85422

GENERAL NOTES, REGULATIONS AND STANDARDS:

ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF TITLE-24 OF THE CALIFORNIA CODE OF REGULATIONS, KNOWN AS THE CALIFORNIA BUILDING STANDARD CODE - PART 1 THRU PART 6 & PART 9 NAMELY: 2022 EDITIONS OF CSBC, CBC, CEC, CMC, CPC, CALIFORNIA ENERGY CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING STANDARD CODE, CALIFORNIA BUILDING CODE AND THE CLEARLAKE MUNICIPAL CODE.

THIS PROJECT SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN THIS INFORMATION DIRECTLY FROM THE LOCAL BUILDING DEPARTMENT AND REGULATORY AGENCIES.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE PERFORMING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ERRORS AND OMISSIONS IN THE DRAWINGS WHEN PERFORMING THE WORK. THE CONTRACTOR NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS. WHERE DISCREPANCIES APPEAR, THE MORE STRINGENT SHALL APPLY. DETAILS AND CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE PER UBC "CONVENTIONAL BUILDING STANDARDS".



VICINITY MAP
N.T.S.

DESIGN CODES

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS, TITLE-24, CALIFORNIA BUILDING STANDARDS COMMISSION (CBCS) - PARTS 1 THRU PART 12

- A. PART 1 - CALIFORNIA ADMINISTRATIVE CODE
- B. PART 2, VOLUME 1 OF 2 - CALIFORNIA BUILDING CODE (CBC)
- C. PART 2, VOLUME 2 OF 2 - CALIFORNIA BUILDING CODE (CBC)
- D. PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)
- E. PART 4 - CALIFORNIA MECHANICAL CODE (CMC)
- F. PART 5 - CALIFORNIA PLUMBING CODE (CPC)
- G. PART 6 - CALIFORNIA ENERGY CODE
- H. PART 9 - 2016 CALIFORNIA FIRE CODE
- I. PART 10 - CALIFORNIA CODE FOR BUILDING CONSERVATION
- J. PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
- K. PART 12 - CALIFORNIA REFERENCED STANDARDS CODE (CALGreen)

ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA CODE OF REGULATIONS (CCR), OFFICE OF ADMINISTRATIVE LAW.

- A. TITLE 19 C.C.R., PUBLIC SAFETY
- B. TITLE 24 C.C.R., BUILDING STANDARDS CODE

ALL WORK SHALL COMPLY WITH THE CURRENT FOLLOWING AUTHORITIES AND THEIR STANDARDS:

- A. BUILDING & SAFETY DIVISION
- B. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
- C. PUBLIC WORKS DEPARTMENT
- D. FIRE DEPARTMENT
- E. AMERICANS WITH DISABILITIES ACT - (ADA)

PROJECT DATA

PROJECT OWNER: NORCAL FUELWORXZ INC.
 LOCATION: 14975 OLYMPIC DRIVE, CLEARLAKE CA 95422
 CURRENT ZONING: C (COMMERCIAL)
 APN #: 039-550-510-000, 039-550-200-000
 TOTAL LOT AREA: 2.0 Ac, 0.49 Ac

PARKING REQUIRED PER USE LIST = GAS STATION WITH CONV. STORE @ 1/200 S.F. (26)

RESTAURANT @ 1/60 S.F. DINING AREA + 1/100 S.F. KITCHEN (8)

CAR WASH: 3 SPACES + 2 SPACES PER BAY (18-20.090, TABLE 23.) (5)

PARKING PROVIDED: 72 SPACES (INCLUDING PROPOSED VACUUM STATION, PLUS MINIMUM 10-CAR QUEUE FOR DRIVE-THROUGH)

TYPE OF CONSTRUCTION: V-B
 SPRINKLER: YES
 STORIES: ONE

SCOPE OF WORK:

NEW CONSTRUCTION OF 3,470 SQUARE FOOT GAS PUMP ISLAND WITH CANOPY AND 3,600 SQUARE FEET CARWASH.

BUILDING AREA TABULATION:

CONVENIENCE STORE W/GAS STN	5,106 SF
QUICK SERVE FOOD (DINING AREA)	1,286 SF
QUICK SERVE FOOD (KITCHEN AREA)	795 SF
CASHIER AREA	430 SF
C-STORE AREA	7,617 SF
CARWASH OFFICE	588 SF
CARWASH EQUIPMENT ROOM	852 SF
CARWASH AREA	2,160 SF
TOTAL CARWASH AREA	3,600 SF
TOTAL BUILDING AREA	11,217 SF

INDEX OF DRAWINGS

SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	SITE PLAN
C1.0	GRADING PLAN
A1.0	GAS PUMP FLOOR PLAN
A2.0	CARWASH FLOOR PLAN
A3.0	CARWASH ELEVATION FRONT AND REAR
A3.1	CARWASH ELEVATION RIGHT AND LEFT
A4.0	RENDERING - GAS PUMP
A4.1	RENDERING - CAR WASH
A4.2	SITE PICTURES
LS1.0	LANDSCAPING PLAN

CONTACTS:

OWNER:
 NORCAL FUELWORXZ INC.
 1729 CRYSTAL CT.,
 OLIVEHURST, CA 95916
 CONTACT PERSON: TONY MEHROKE
 TEL.: 916-753-0177
 E-MAIL: tonymehroke@yahoo.com

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3565 OLD HWAY 53
 CLEARLAKE, CA 85422

PROJECT

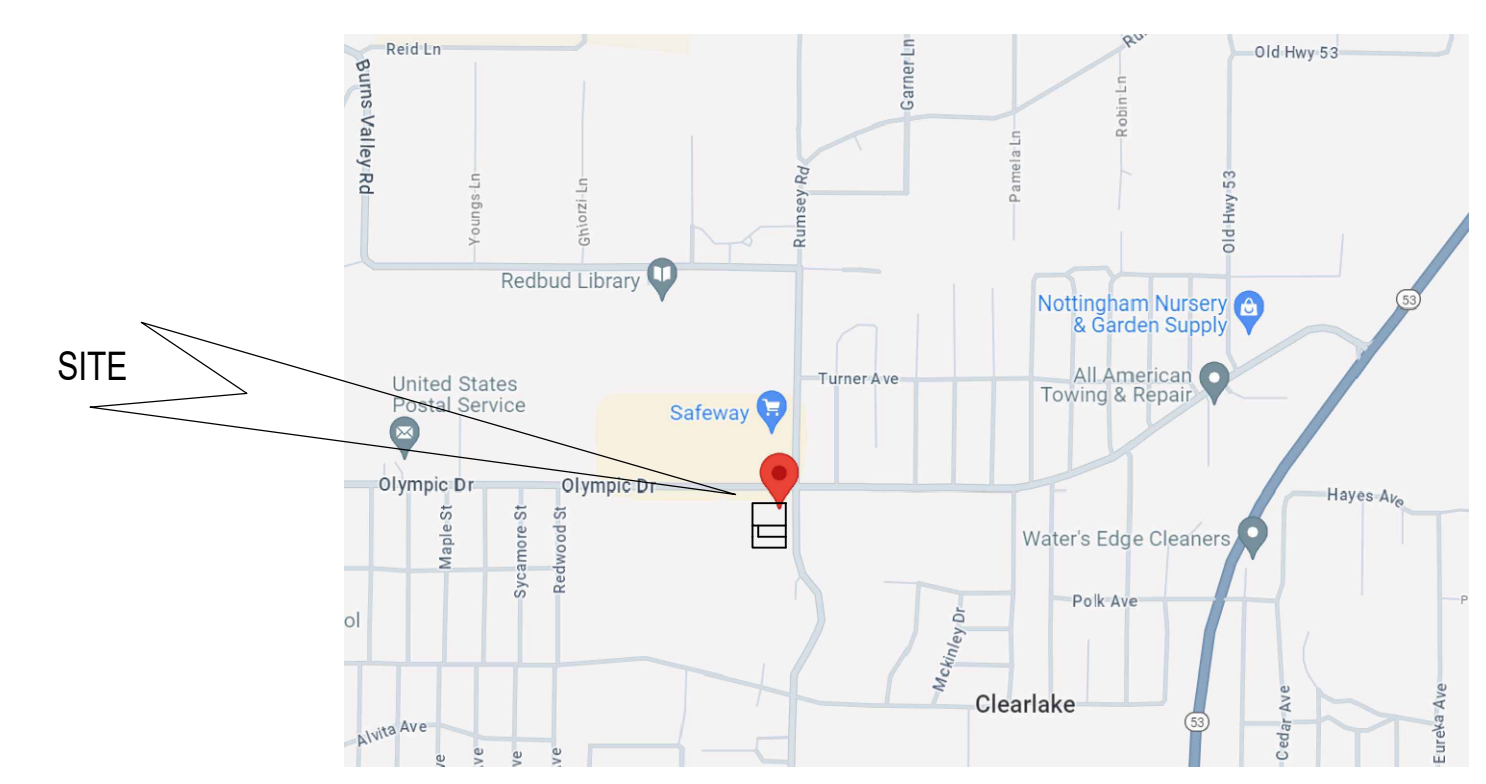
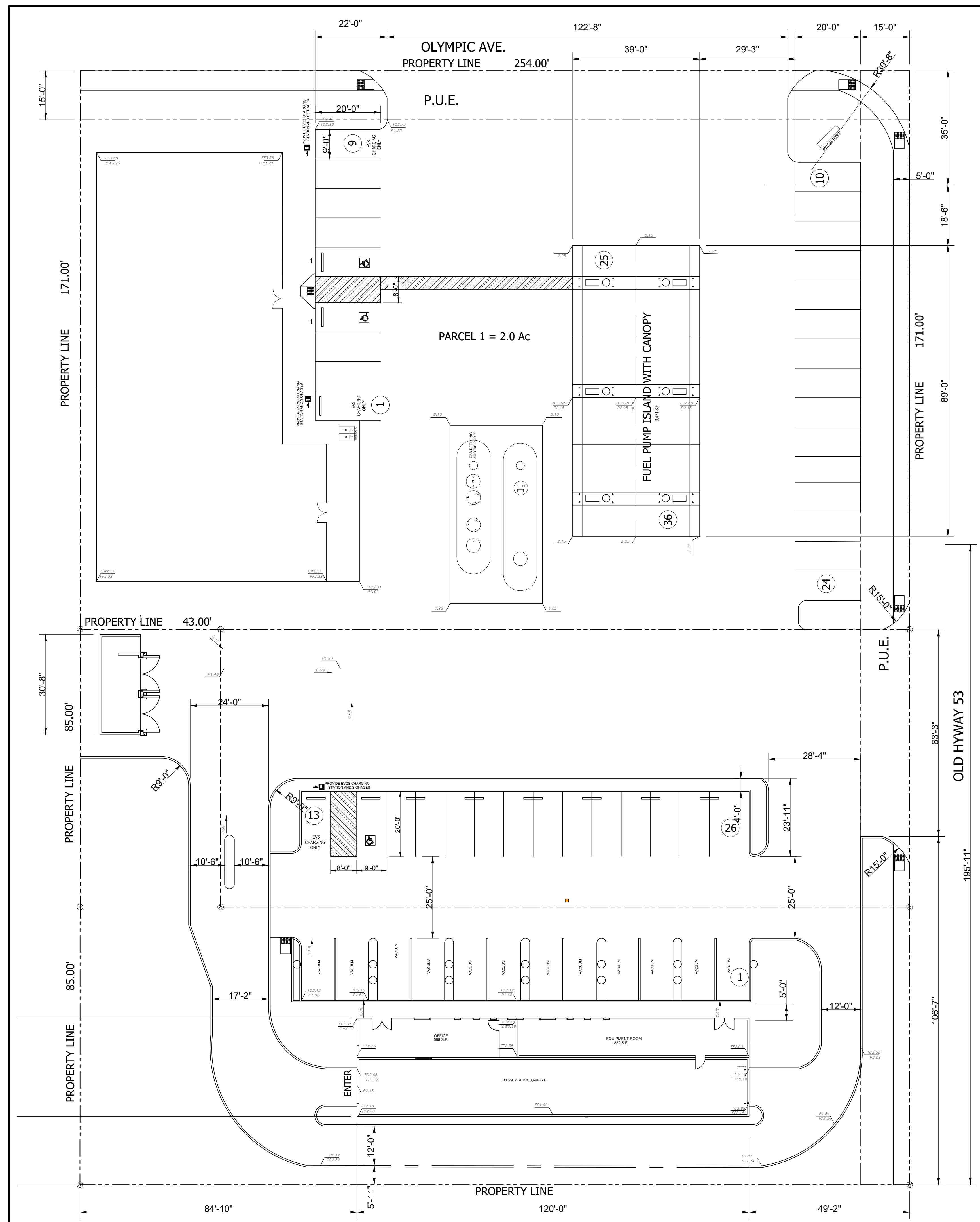
MERGED GAS PUMP
 AND CARWASH
 SITE PLAN



PROJECT NUMBER: 08824
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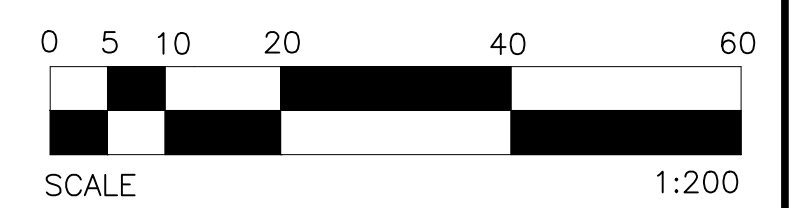
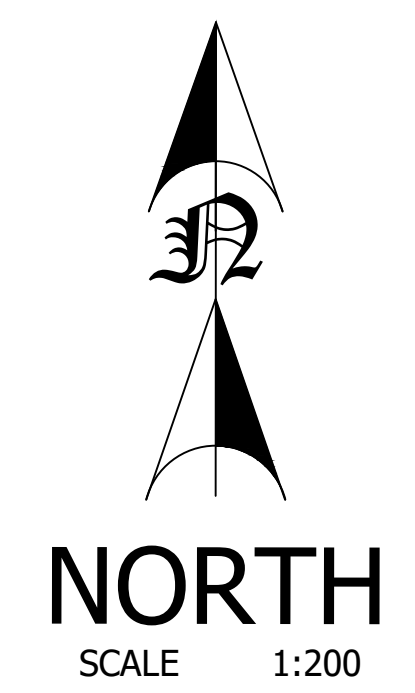
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SHEET-NUMBER



VICINITY MAP
N.T.S.

- LEGEND:**
- GRASS/LANDSCAPE AREA
 - BIKE RACK
 - SIGN ON POLE (SEE DETAILS)
 - STAMPED CONCRETE
 - EV CHARGING STATION
 - DETECTABLE WARNINGS (TACTILE, U.N.O.)
 - 8 PARKING SPACE COUNT
 - PROPERTY CORNER
 - PROPERTY LINE
 - FENCE (CHAIN LINK, U.N.O.)
 - GRAVEL GROUND COVER



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PROJECT

14975 OLYMPIC DRIVE
CLEARLAKE, CA 85422

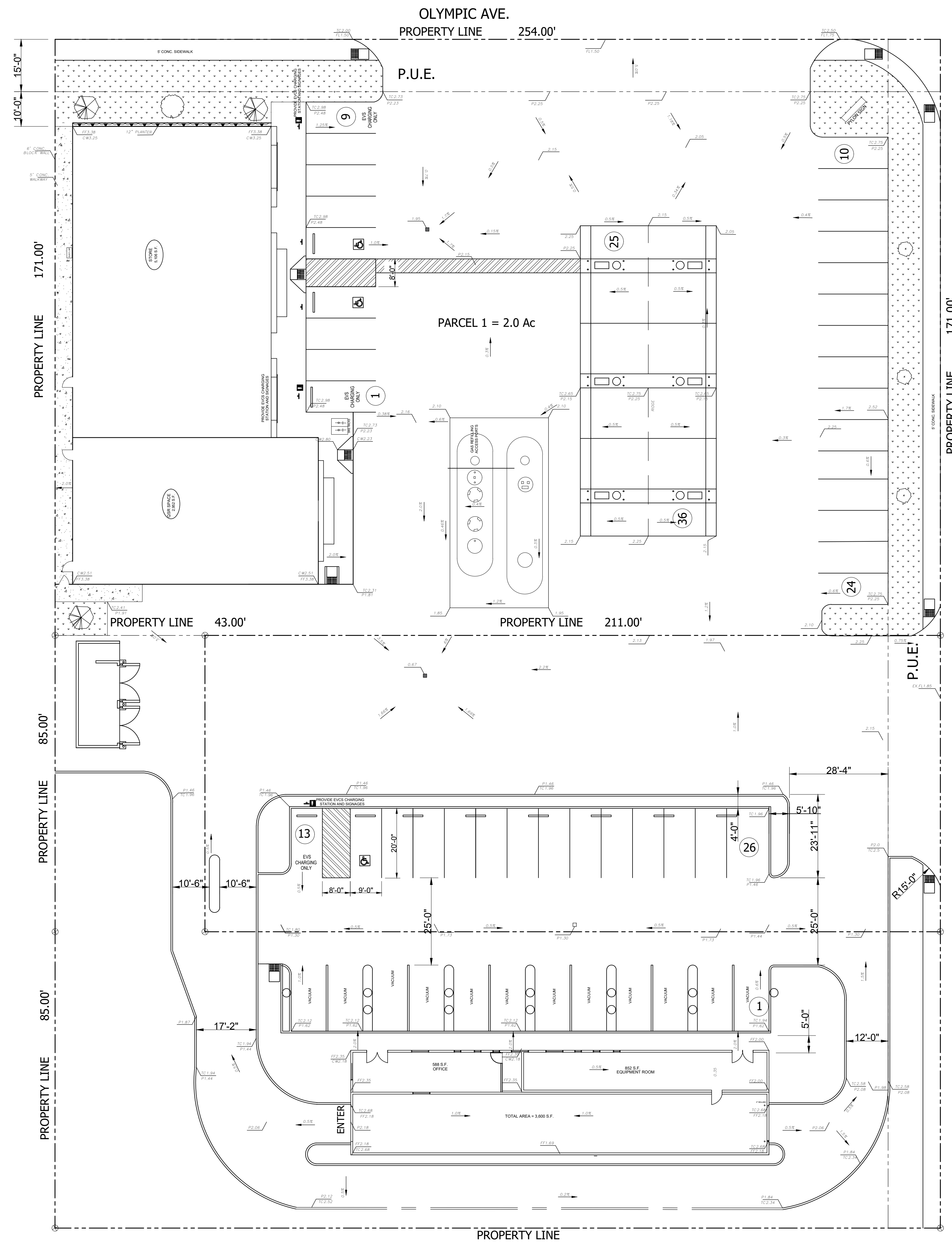
SITE PLAN



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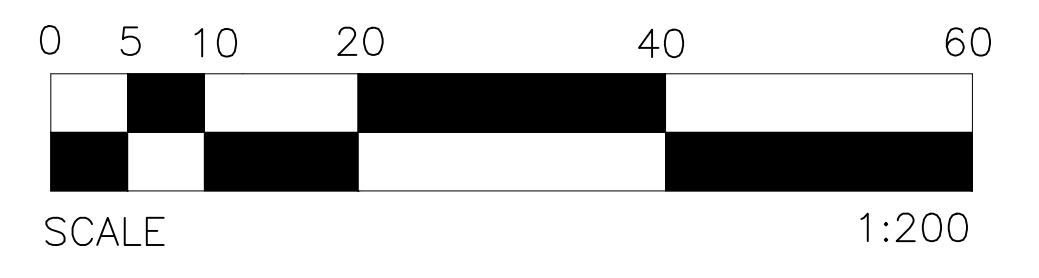
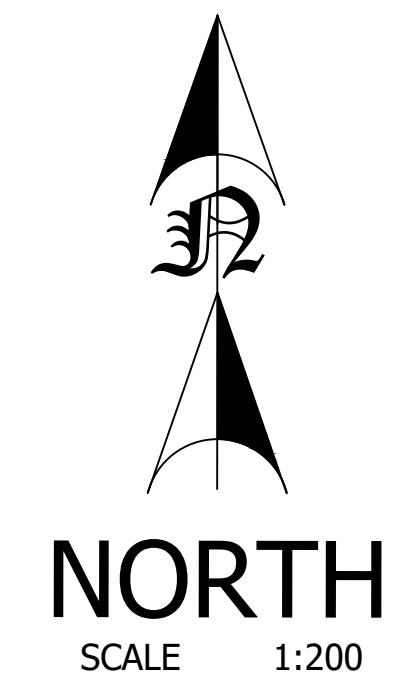
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GENERAL NOTES:

1. ALL WORKS CONFORM TO THE CITY OF CLEARLAKE LATEST ORDINANCE ON GRADING AND CONSTRUCTION.
2. SUBMITTAL DOCUMENTS SHALL AT A MINIMUM, CONFORM TO ALL OF SECTIONS 107 AND 110 OF THE CALIFORNIA BUILDING CODE, INCLUDING THE FOLLOWING:
 - 2.1. GRADING PLAN WITH SITE PLAN SHOWING TO SCALE THE SIZE AND LOCATION OF NES CONSTRUCTION.
 - 2.2. HORIZONTAL AND VERTICAL DISTANCES AND ELEVATIONS IN RELATION TO THE PROPERTY LOT LINES FOR TOPOGRAPHICAL CONTROL.
3. THE CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ALL WORK WITHIN THE STREET RIGHT-OF-WAY. TEMPORARY A.C. PAVING SHALL BE PLACED WHERE SIDEWALK REMOVAL EXTEND LONGER THAN TWENTY-FOUR (24) HOURS AS DIRECTED BY THE CITY INSPECTOR.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE UTILITIES OF EVERY NATURE WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE.
5. TEMPORARY TRAFFIC CONTROL AND PEDESTRIAN ACCESS SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL CONFORM TO THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT'S LATEST PUBLIC CONVENIENCE AND TRAFFIC CONTROL SPECIFICATION SHEET, THE WATCH MANUAL AS PUBLISHED BY THE APWA, CHAPTER 33 OF THE CBC AND THE REQUIREMENTS OF THE CITY ENGINEER.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED, RELOCATED OR REMOVED TO THE SATISFACTION OF THE CITY ENGINEER.

OLD HYWAY 53



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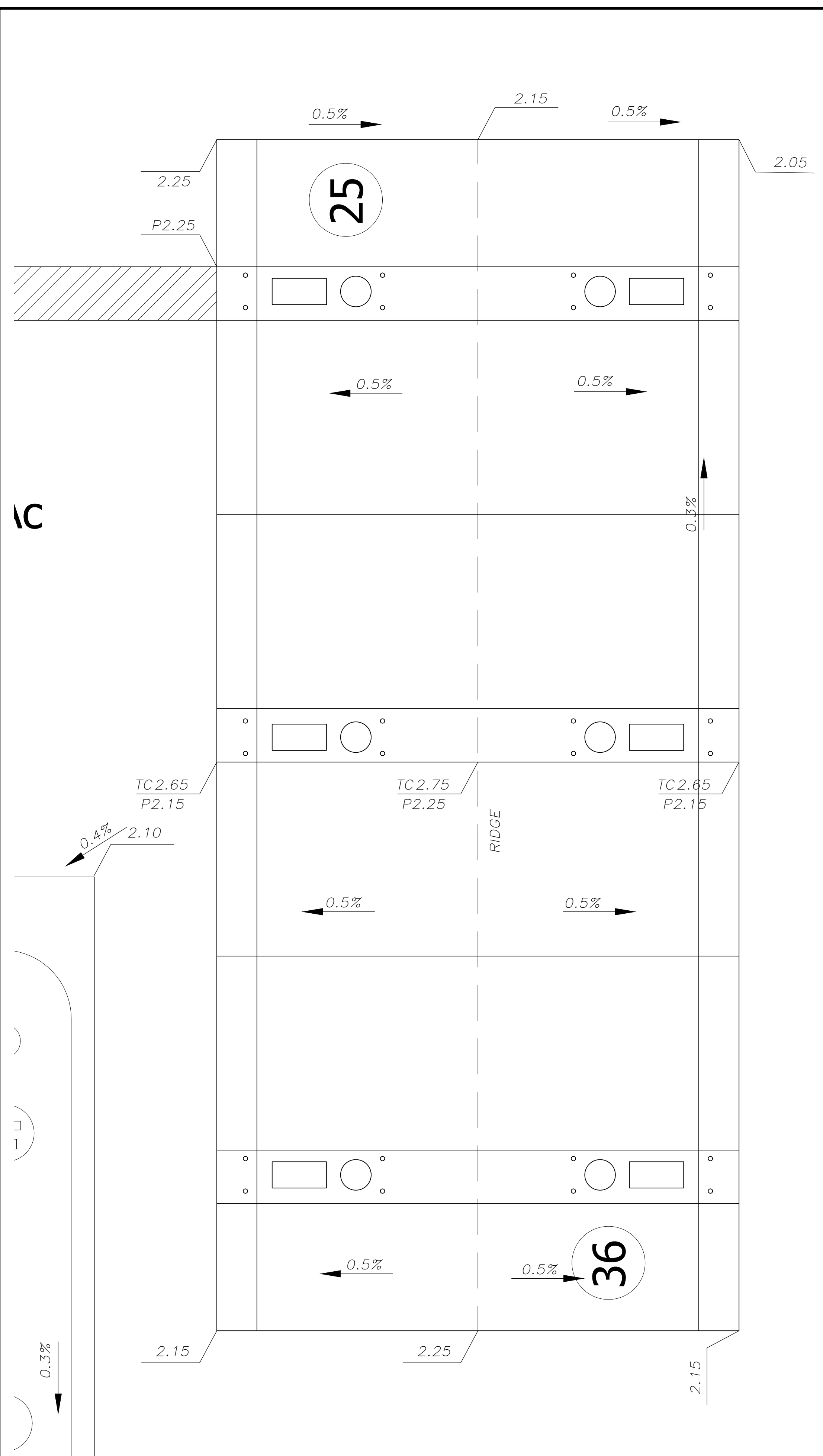
PROJECT
 3565 OLD HIWAY 53
 CLEARLAKE, CA 85422

GRADING PLAN

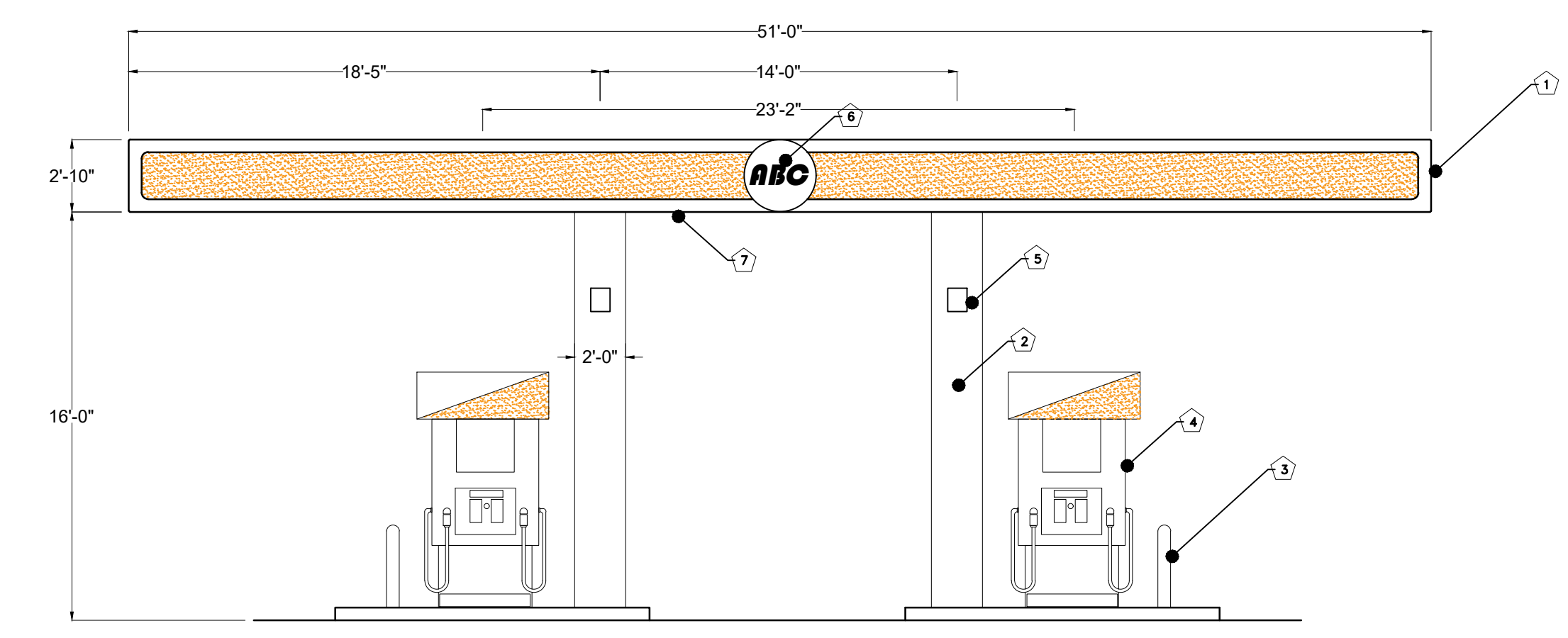


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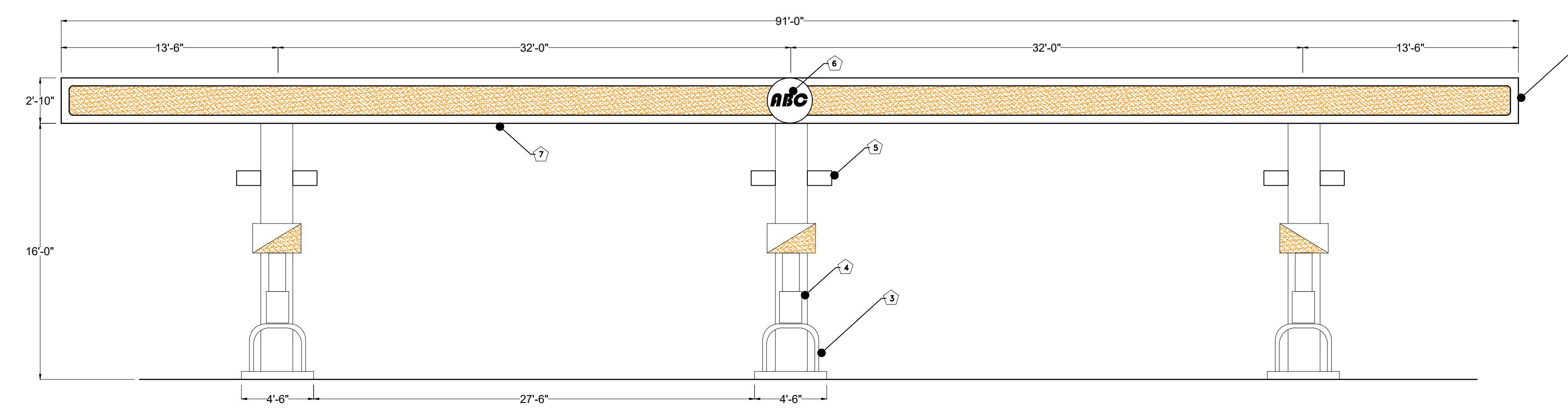
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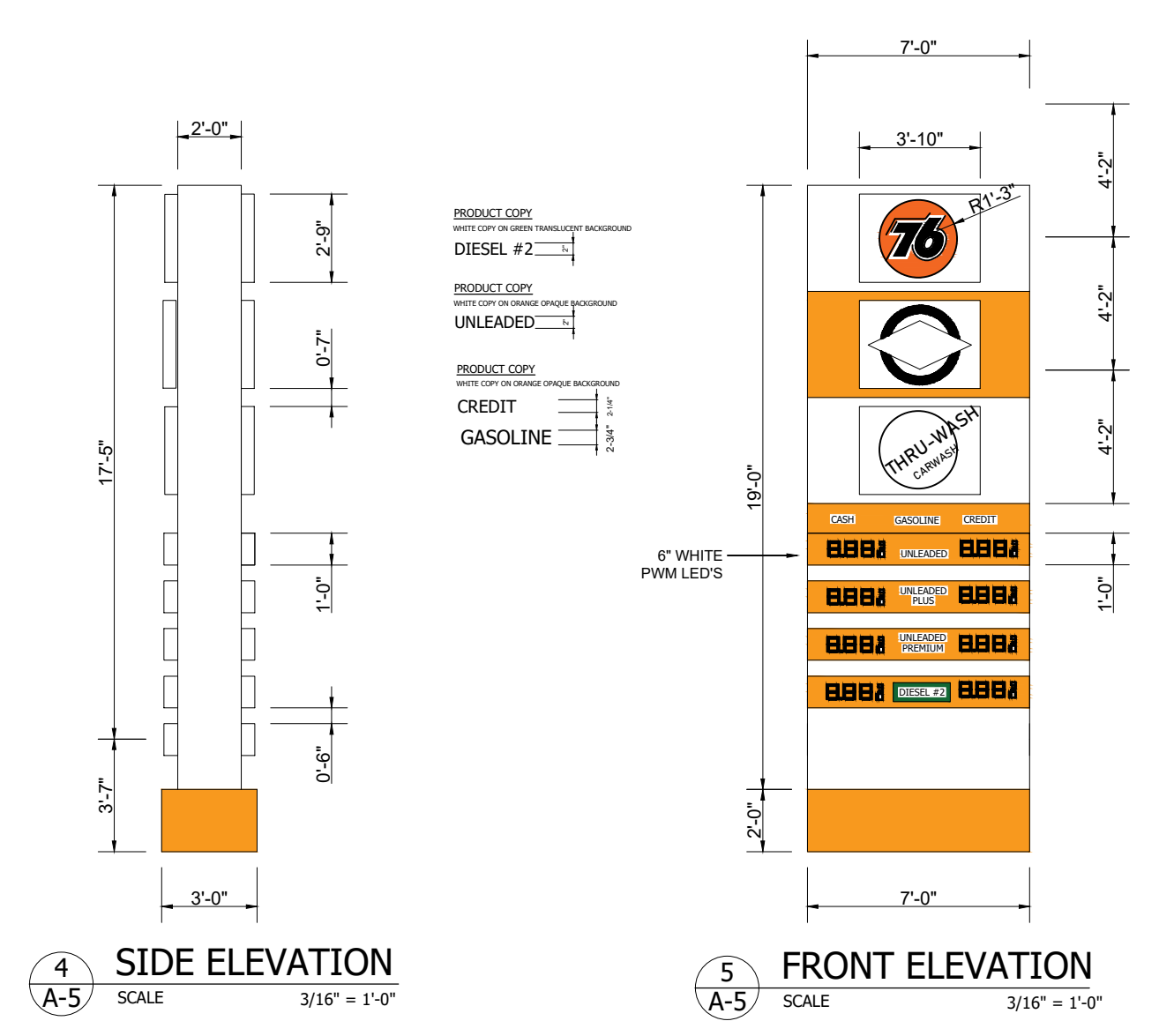
1 PUMP STATION LAYOUT
 SCALE 3/16" = 1'-0"
 E-4



2 PUMP STATION SIDE ELEVATION
 SCALE 3/16" = 1'-0"
 A-1



3 PUMP STATION FRONT ELEVATION
 SCALE 3/16" = 1'-0"
 A-1



MONUMENT SIGN

KEY NOTES:

- 1. CANOPY ACM FASCIA PANEL W/15" PRINTED BULLNOSE DECAL AND SILVER LED
- 2. FURRED-OUT CANOPY COLUMN W/PLASTER FINISH
- 3. 3" BOLLARD
- 4. FUEL DISPENSER
- 5. DISPENSER NUMBERING SYSTEM
- 6. 20"H ALUMINUM CHANNEL LETTERS W/LED INTERNAL ILLUMINATION
- 7. CANOPY UNDER DECKING

COLOR LEGEND:

- BP PEARL - BENJAMIN MOORE, 0C-8, ELEPHANT TUSK - P28 DTM
- BP YELLOW - BENJAMINE MOORE, 2022-10, YELLOW - P28 DTM
- BENJAMINE MOORE, 2123-70, ICE MIST - P28 DTM

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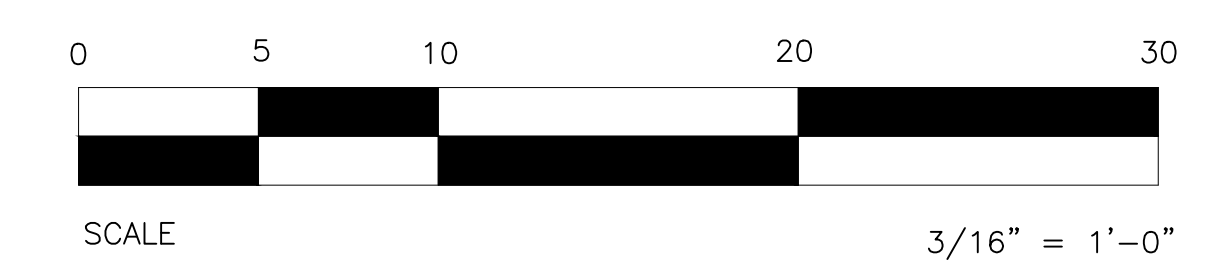
PROJECT
 3565 OLD HIWAY 53
 CLEARLAKE, CA 85422

FLOOR PLAN



PLANS PREPARED BY:
 EMG
 10000 S. HAYWARD AVE.
 SUITE 100
 HAYWARD, CA 94542
 93805

PROJECT NUMBER: 08824
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 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE



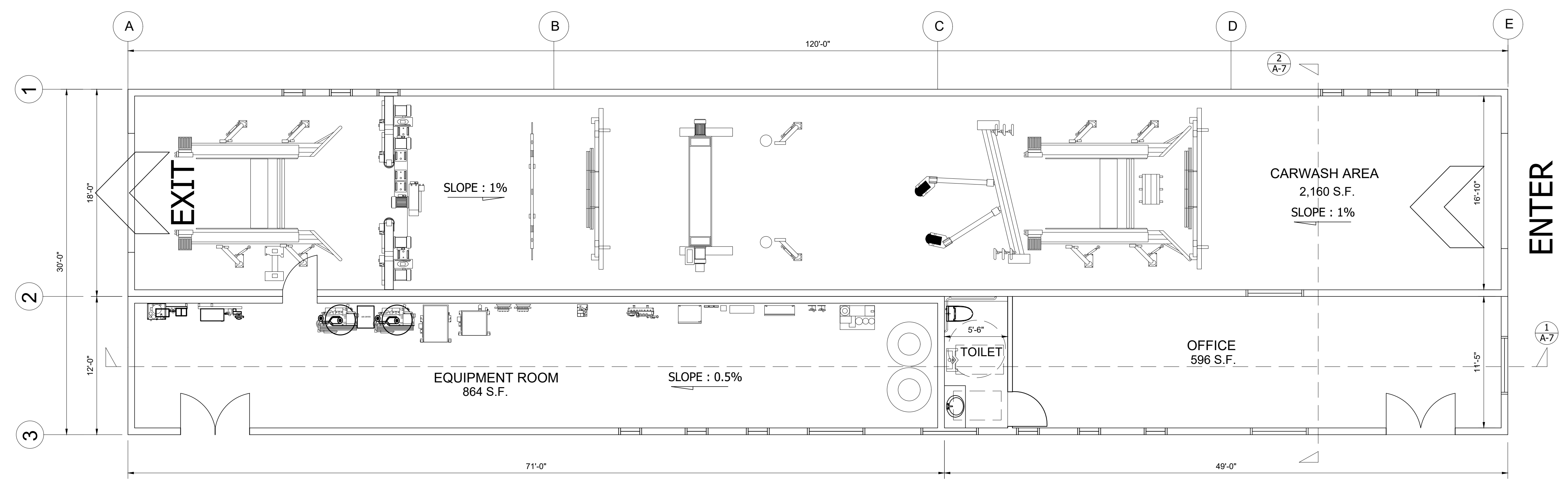
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SHEET-NUMBER

DRIVE-THRU CAR WASH

14975 OLYMPIC DRIVE, CLEARLAKE, CA 85422

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PROJECT

3565 OLD HWAY 53
CLEARLAKE, CA 85422

1 CAR WASH FLOOR PLAN
SCALE 3/16" = 1'-0"

FLOOR PLAN

EQUIPMENT ROOM LIST: ○

1. EQUIPMENT AIR PANELS
2. MAIN AIR MANIFOLD
3. AUTODATA CARWASH CONTROLLER
4. LOW HORSE POWER PANEL
5. ANTI-COLLISION CONTROL BOX
6. EQUIPMENT FLASHERS
7. GLOW WASH PANEL
8. ACCUSHOT DILUTION SYSTEM
9. WATER PUMP
10. WATER PUMP
11. SINGLE DILUTION CENTER
12. SINGLE NON-FOAM DILUTION STATION
13. SINGLE NON-FOAM DILUTION STATION
14. 2-4PORT NON-FOAM DILUTION STATION
15. SINGLE HIGH PRESSURE PUMP STATION
16. DUAL HIGH PRESSURE PUMP STATION
17. 2-AIR COMPRESSOR
18. AIR DRYER
19. HIGH HORSEPOWER PANEL
20. DRY-N-SHINE CONTROL PANEL
21. SPIN SHINE CONTROL PANEL
22. HYDRAULIC UNIT
23. 2-WATER STORAGE TANK
24. R/O SPOT FREE UNIT
25. RECLAIMER UNIT

CAR WASH EQUIPMENT LIST: □

1. ROLLER COLLECTOR
2. AUTO DOLLIE TREADLE
3. XD CONVEYOR
4. HIGH PRESSURE PREP GUNS
5. MANUAL PREP GUN
6. ENTRANCE PHOTO EYES
7. GRAND ENTRY ARCH
8. ALPHA WTA
9. UNDERCARRIAGE
10. ACCELERATOR TOP WHEEL
11. BULLDOG WHEEL BRUSH ELECTRIC
12. HIGH PRESSURE WHEEL BLASTERS
13. TRIPLE FOAM STREAMERS
14. MOTOR CITY LOW RIDER ELECTRIC
15. CROSSOVER WRAP AROUND ELECTRIC
16. ACCELERATOR TOP WHEEL
17. SINGLE FOAMER
18. MOTOR CITY HIGH BOYS ELECTRIC
19. AXIS II ARCH
20. GRAND ENTRY ARCH
21. COLOR SKIN ARCH
22. COLOR SKIN ARCH
23. 90 HP PROFILER AIR ONE DRYER SYSTEM
24. DRY-N-SHINE TOP WHEEL
25. SPIN SHINE ELECTRIC

GENERAL NOTES:

1. VERIFY WITH CAR WASH EQUIPMENT SUPPLIER ON EQUIPMENT DETAILS AND SPECIFICATIONS.
2. VERIFY WITH CAR WASH EQUIPMENT SUPPLIER ON FLOOR DRAIN DETAIL REQUIREMENT.

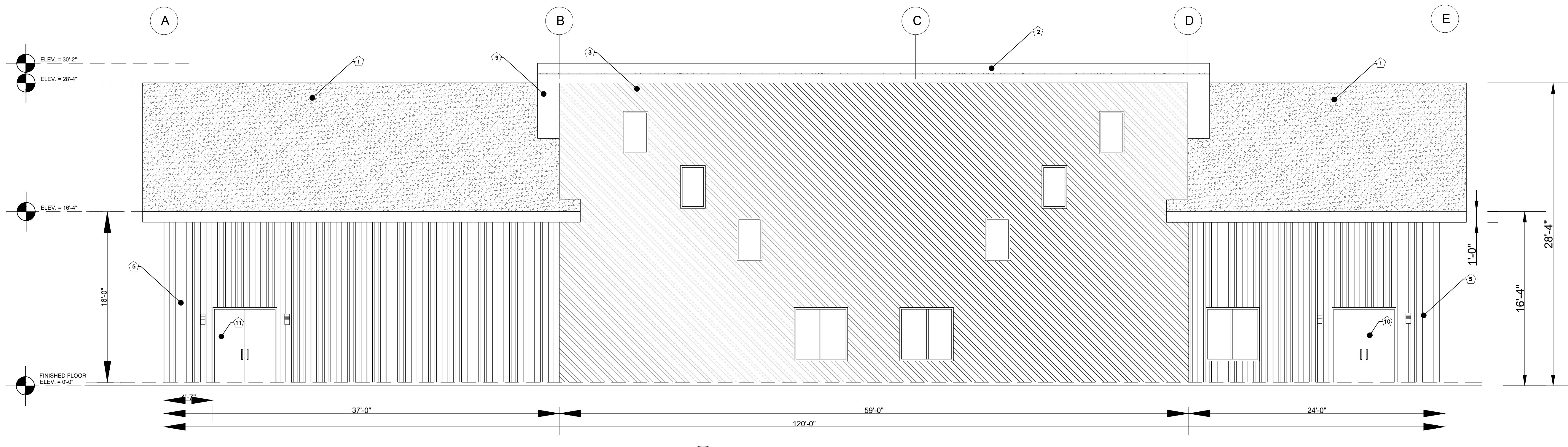


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FILENAME: CLEARLAKE

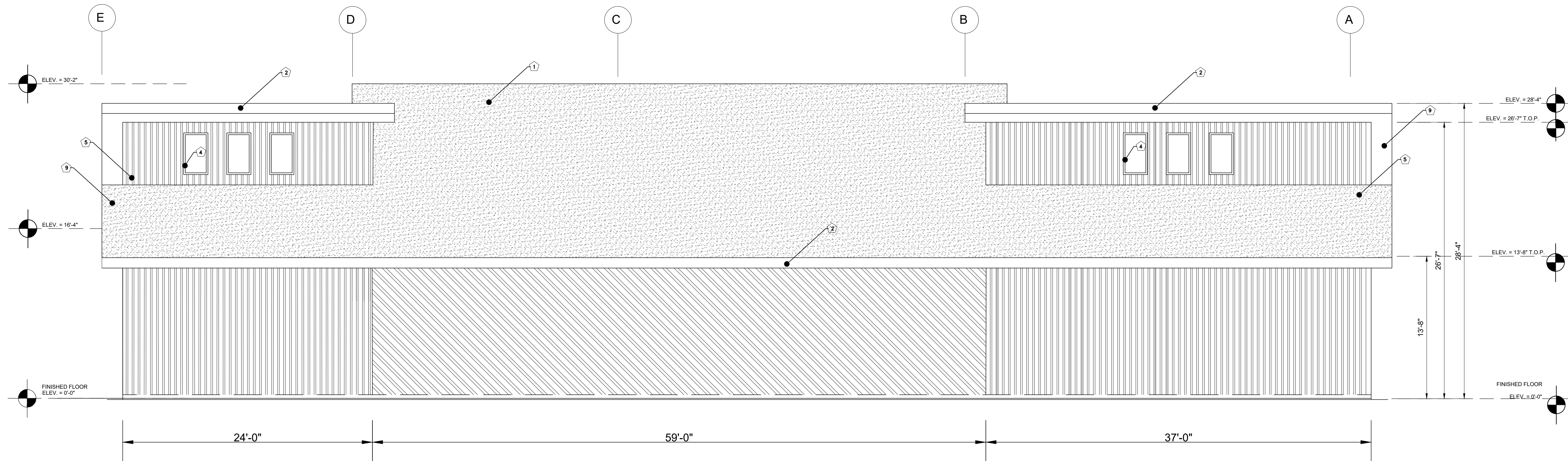


A2.0
SHEET-NUMBER

DRIVE-THRU CAR WASH
14975 OLYMPIC DRIVE, CLEARLAKE, CA 85422



1 FRONT ELEVATION
A-3.0 SCALE 3/16" = 1'-0"



2 REAR ELEVATION
A-3.0 SCALE 3/16" = 1'-0"



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PROJECT
3565 OLD HIWAY 53
CLEARLAKE, CA 85422

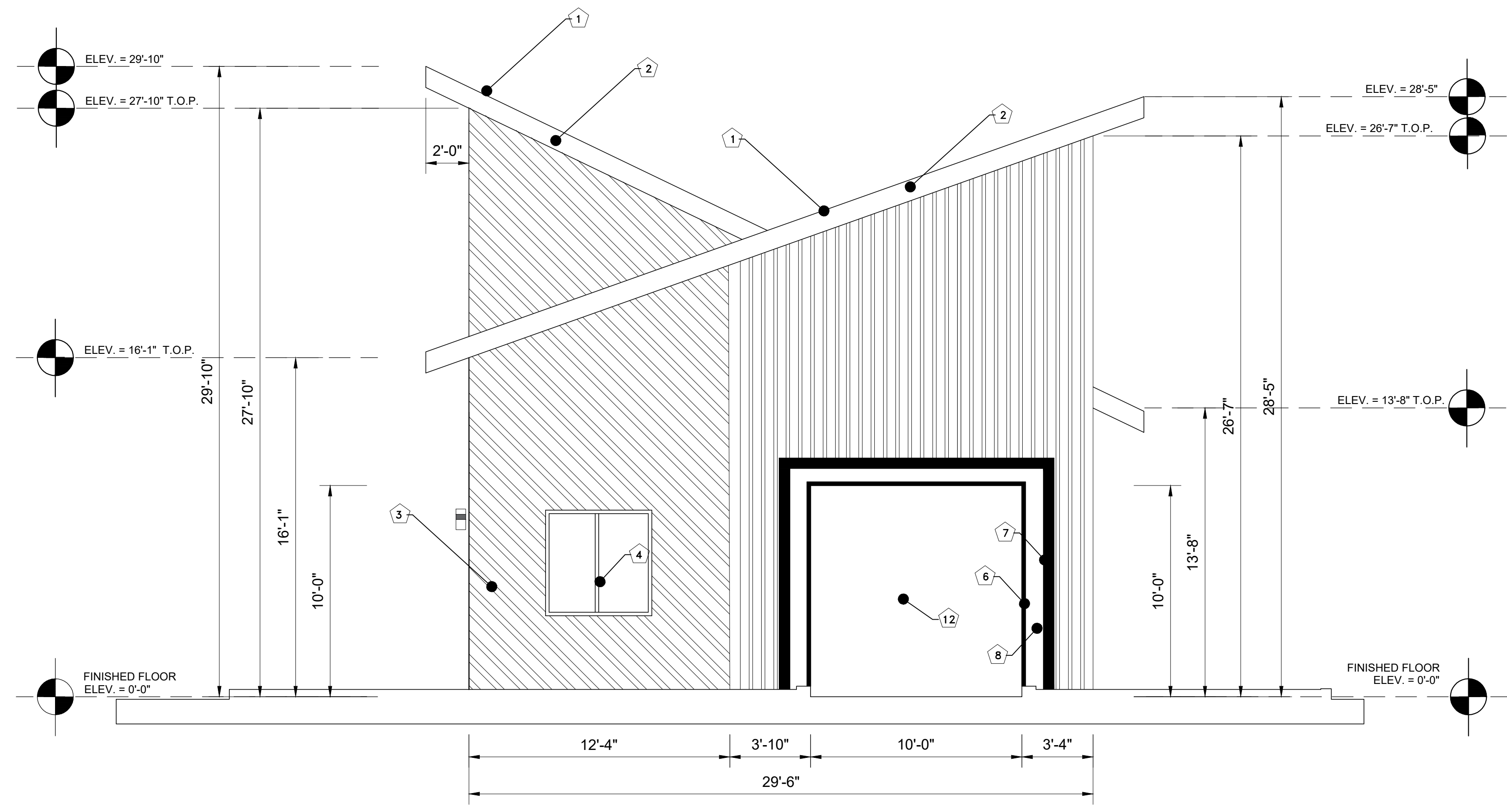
ELEVATION



PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

A3.0

SHEET-NUMBER



1 RIGHT ELEVATION
A-3.1 SCALE 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE:

- ROOF FINISH: GAF RUBEROID TORCH SMOOTH OR EQUAL OVER MEMBRANE PRIMER OVER ROOFING INSULATION OVER APA APPROVED SHEETING
- FACIA BOARD: HARDISORFIT SNOW OWL DECORATIVE PANEL OR 2X12 DF#1 OR EQUAL
- EXTERIOR WALL FINISH: MS PBR PANEL (PATRIOT RED) OR EQUAL, 26 GA., MS COLORFAST45 COATED OR EQUAL AND DIAGONALLY INSTALLED OVER APA RATED SHEATHING W/ 8D COMMON NAILS AT 6" O.C. AT EDGES AND AT 12" O.C. ON FIELD. SHEARWALL IS TO EXTEND TO ROOF. PROVIDE 5/8" X 10" ANCHOR BOLTS AT 32" O.C. ALL SHEARWALLS ARE TO BE FULLY BLOCK. SHEAR NAILING: 16D @ 4" O.C.
- WINDOW: FIXED GRID VINYL WHITE LOW-E U.N.O.
- EXTERIOR WALL FINISH: MS PBR PANEL (ACRYLIC COATED GALVALUME® (41)), 26 GA., MS COLORFAST45 COATED OR EQUAL VERTICALLY INSTALLED OVER APA RATED SHEATHING W/ 8D COMMON NAILS AT 6" O.C. AT EDGES AND AT 12" O.C. ON FIELD. SHEARWALL IS TO EXTEND TO ROOF. PROVIDE 5/8" X 10" ANCHOR BOLTS AT 32" O.C. ALL SHEARWALLS ARE TO BE FULLY BLOCK. SHEAR NAILING: 16D @ 4" O.C.
- DOOR TRIM: 2"x10"x2" BENDED MS PBR SHEET (ACRYLIC COATED GALVALUME® (41)), 24 GA., MS COLORFAST45 COATED OR EQUAL
- DOOR TRIM: 2"x6"x2" BENDED MS PBR SHEET (ACRYLIC COATED GALVALUME® (41)), 24 GA., MS COLORFAST45 COATED OR EQUAL
- DECORATIVE WALL TRIM: MS PBR SHEET (OCEAN BLUE), 26 GA., MS COLORFAST45 COATED OR EQUAL
- EAVES: DURACLAD PVC INTERLOCKING LINER PANEL, WHITE
- DOOR: 3068 SELF-CLOSING DOUBLE DOOR, FRAMELESS, TEMPERED GLASS WITH MAGNETIC LOCK
- DOOR: 1-1/2-HR FIRE-RATED HOLLOW-CORE STEEL DOOR, SELF-CLOSING WITH PANIC HARDWARE, ACRYLIC COATED GALVALUME® (41) FINISH OR EQUAL
- CAR WASH ROLL-UP DOOR: WHITE WAYNE DALTON CLASSIC STEEL MODEL 9100 10-FT X 10-FT INSULATED RANCH STYLE GARAGE DOOR. SEE CODE REQUIREMENT FOR FIRE AND WIND COMPLIANCE



INTERIOR FINISH SCHEDULE:

- WALL FINISH: SHERWIN-WILLIAMS PAINT COLORS, SWISS COFFEE 7002-16, OR EQUAL
- CEILING FINISH: SHERWIN-WILLIAMS PAINT COLORS, NAVAJO WHITE HGSW4046 OR EQUAL
- TOILET FLOOR FINISH: STAINMASTER - CALACATTA SILVER 12-IN X 24-IN MATTE PORCELAIN MARBLE LOOK FLOOR TILE (1.95-SQ. FT/PIECE), SLIP-RESISTANT OR EQUAL
- TOILET WALLS FINISH: SATORI 12X24, BRILLIANT WHITE MOTION GLOSSY RECTIFIED CERAMIC TILE OR EQUAL
- FLOOR FINISH: GRIND AND SEAL BARE CONCRETE FLOOR WITH BONDREY PENETRATING PERMANENT CONCRETE SEALER OR EQUAL
- WALL FINISH: VALSPAR ULTRA INTERIOR PAINT, WASHABLE, SEMI-GLOSS WHITE OR EQUAL

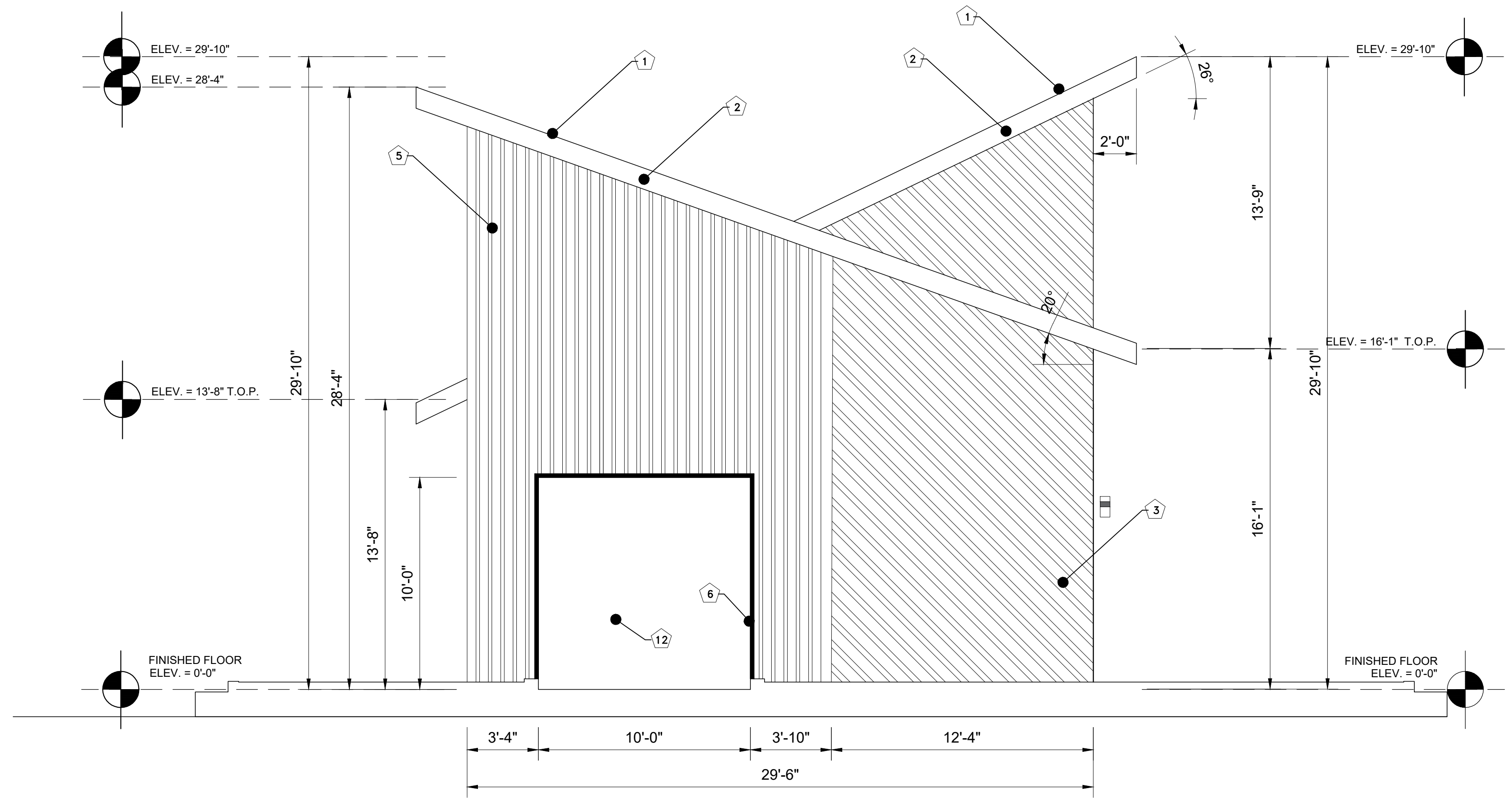
WINDOW SCHEDULES:

LOCATION:	QNTY.	SIZE	NOTES
LINE 1:	1	5050	XO TEMP.
LINE 1:	6	2040	FX TEMP.
LINE 2:	2	5050	XO TEMP. GRID
LINE 3:	6	2040	FX TEMP.
LINE 3:	2	5050	FX TEMP. (DUMMY WINDOW OVER WALL)
LINE 3:	1	5050	XO TEMP.

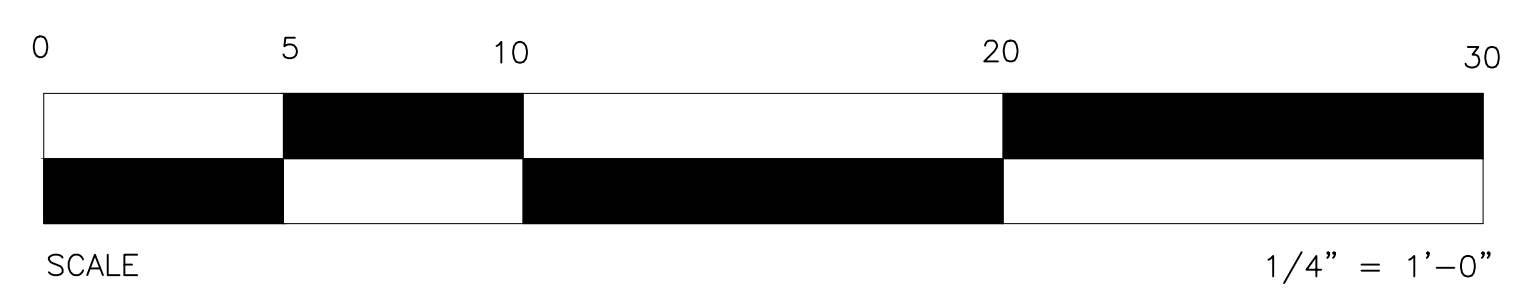
EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENING WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. MI 5800 VINYL WHITE OR EQUAL

DOOR SCHEDULES:

- OFFICE DOOR - 3068 SELF-CLOSING DOUBLE DOOR, FRAMELESS, TEMPERED GLASS WITH MAGNETIC LOCK
- EQUIPMENT ROOM DOOR - 3068 1-1/2-HR FIRE-RATED HOLLOW-CORE STEEL DOOR, SELF-CLOSING WITH PANIC HARDWARE
- RESTROOMS - 3068 SWING WITH DOOR CLOSER, HOLLOW-CORE WITH PRIVACY LOCK
- CAR WASH ROLL-UP DOOR - WHITE WAYNE DALTON CLASSIC STEEL MODEL 9100 10-FT X 10-FT INSULATED RANCH STYLE GARAGE DOOR. SEE CODE REQUIREMENT FOR FIRE AND WIND COMPLIANCE



2 LEFT ELEVATION
A-3.1 SCALE 1/4" = 1'-0"



REVISIONS	BY
△	
△	
△	

3565 OLD HIWAY 53
CLEARLAKE, CA 85422

PROJECT
ELEVATION



PLANS PREPARED BY:
 ED GONZALES
 1582 N. SHAMON
 SUITE 200
 CLEARLAKE, CA 94505

PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

A3.1
SHEET-NUMBER

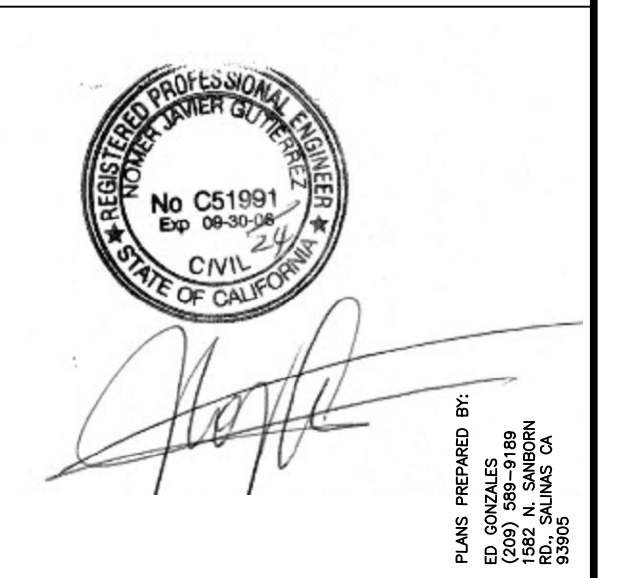


REVISIONS	BY
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PROJECT

14975 OLYMPIC DRIVE
 CLEARLAKE, CA 94522

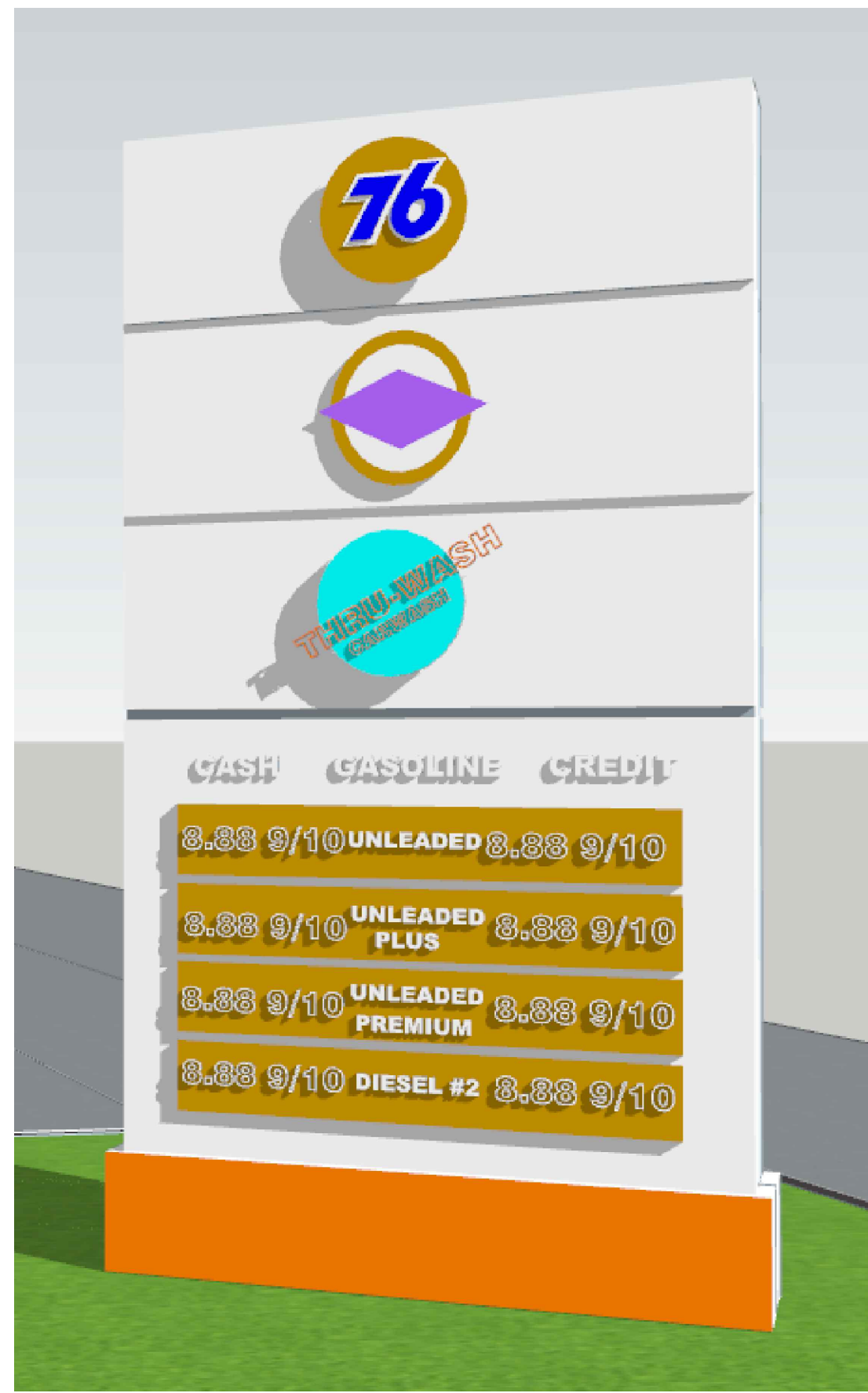
RENDERING



PLANS PREPARED BY:
 ED GONZALES
 LICENSE NO. C51991
 CIVIL ENGINEER
 STATE OF CALIFORNIA

PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

A4.0
 SHEET-NUMBER



REVISIONS	BY
△	
△	
△	

PROJECT

14975 OLYMPIC DRIVE
CLEARLAKE, CA 85422

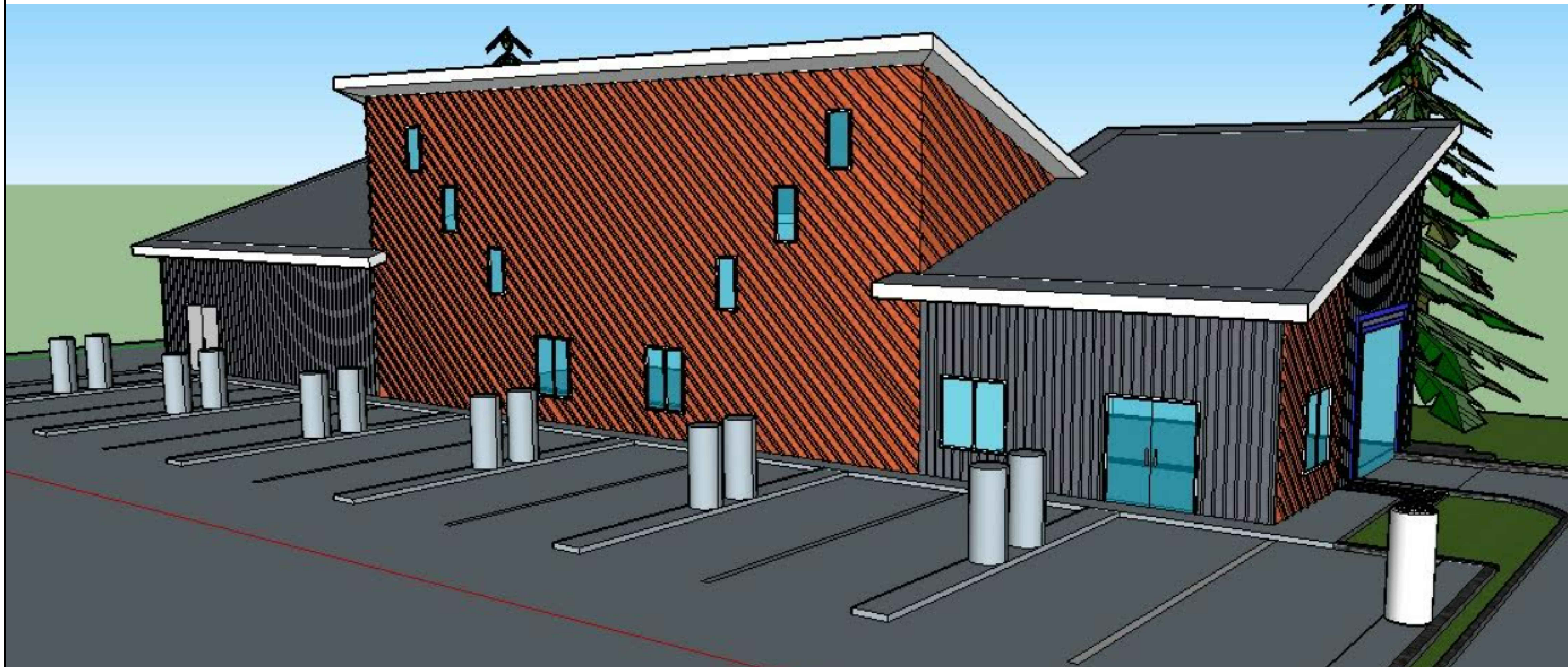
RENDERING



PLANS PREPARED BY:
 ED GONZALES
 LICENSE NO. C51991
 LICENSE EXPIRES 08/31/24
 8/30/20

PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

A4.0
 SHEET-NUMBER



REVISIONS	BY
△	
△	
△	

PROJECT

3565 OLD HIWAY 53
CLEARLAKE, CA 85422

RENDER

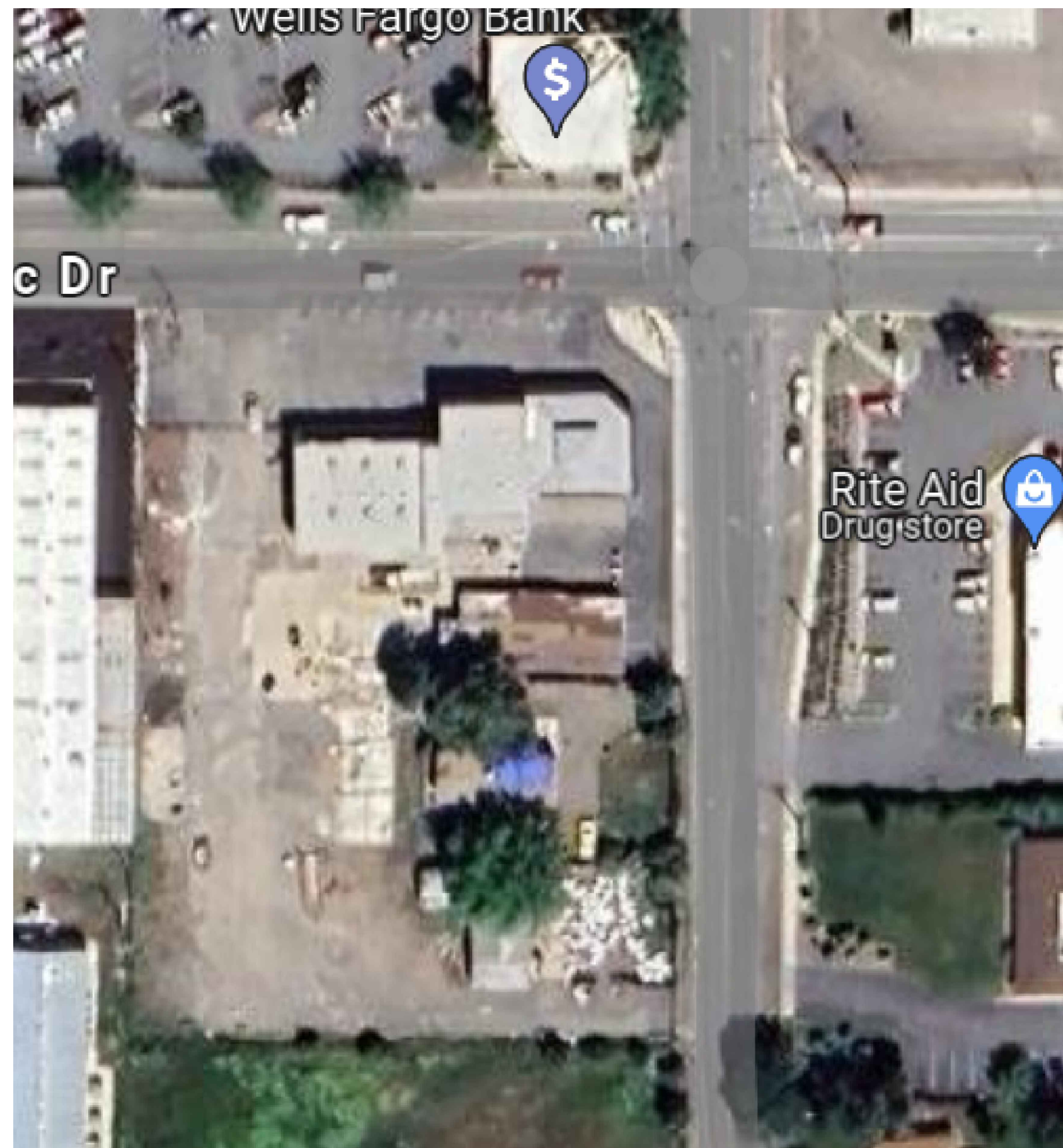


PLANS PREPARED BY:
ED. GONZALES
LICENSED PROFESSIONAL ENGINEER
CIVIL
CLEARLAKE, CALIFORNIA
94505

PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

A4.1

SHEET-NUMBER

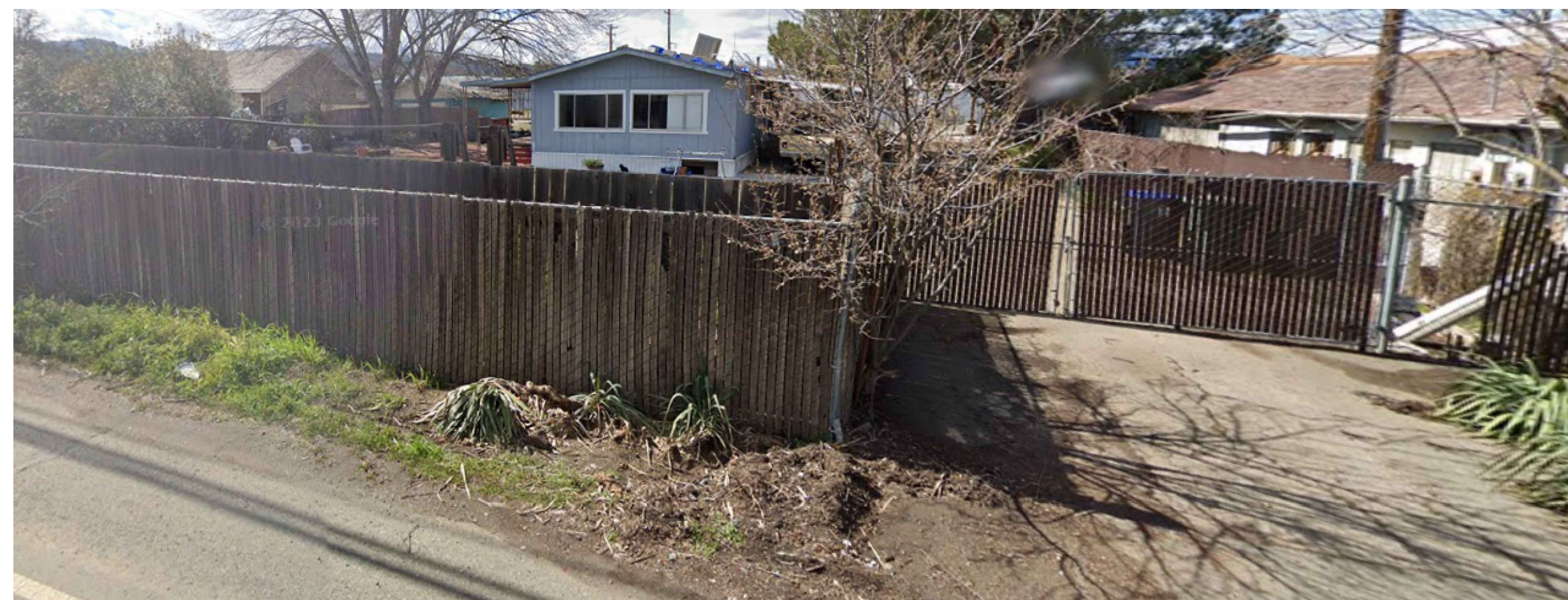


AERIAL VIEW

SOUTHEAST CORNER



EAST SIDE ALONG OLD HIWAY 53



EAST SIDE ALONG OLD HIWAY 53



CORNER VIEW @ OLD HIWAY 53 AND OLYMPIC DR.



CORNER VIEW @ OLYMPIC DR. AND OLD HIWAY 53



WEST SIDE ALONG OLYMPIC DR.

REVISIONS	BY
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△	
△	

PROJECT

3565 OLD HIWAY 53
CLEARLAKE, CA 85422

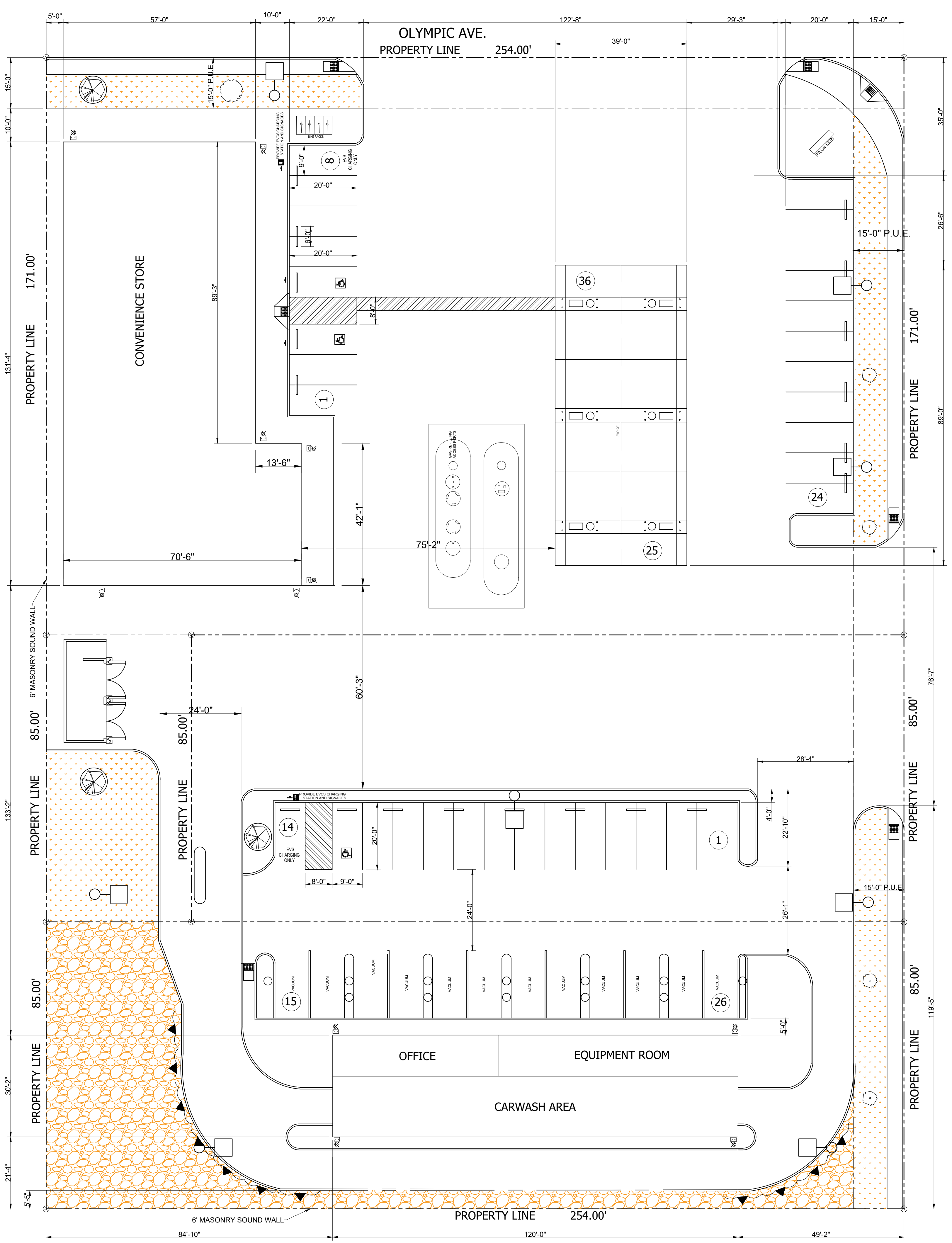
SITE PHOTO



PLANS PREPARED BY:
 ED GONZALES
 LICENSE NO. C51991
 EXPIRES 08/31/24
 CIVIL
 STATE OF CALIFORNIA

PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

A5.1
 SHEET-NUMBER



PROPOSED PLANT LEGEND:

TREE SPECIES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QNTY	WATER USAGE
	QUERCUS LOBATA	VALLEY OAK	24" BOX	3	LOW
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	15 GAL	1	LOW
	LAGERSTROEMIA INDICA 'CHEROKEE'	RED CRAPE MYRTLE	15 GAL	4	LOW

VINE SPECIES						
ABBR.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	QNTY	WATER USAGE
LT		CLYTOSTOMA	VIOLET TRUMPET VINE	1 GAL	12	LOW

SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	WATTAGE	LAMP	BALLAST	VOLTS	NOTES
C1		CEILING	CANOPY LIGHT	CREE- CPY250-B-DM-F-B-UL-XX-40K OR EQUAL	96	(1) 96W LED	ELECTRONIC	120V 1P	
G2		WALL	LED WALL PACK	CREE- XSPW-B-WM-2ME-4L-57K-ULO-BZ OR EQUAL	31	(1) 31W LED	ELECTRONIC	120V 1P	
P1		POLE	POLE LIGHT WITH MOTION SENSOR	CREE- XSPLG-D-HT-3ME-1BL-40K7-UL-BZ-N (15' POLE: SSS-4-11-15-CW-BS-BZ) OR EQUAL	135	(1) 135W LED	DIMMING	120V 1P	WSN-DPM MOTION SENSOR
P2		POLE	POLE LIGHT WITH MOTION SENSOR	CREE- XSPLG-D-HT-4ME-1BL-40K7-UL-BZ-N (15' POLE: SSS-4-11-15-CW-BS-BZ) OR EQUAL	135	(1) 135W LED	DIMMING	120V 1P	WSN-DPM MOTION SENSOR
Y1		GROUND	GROUND SPOT SPOT LIGHT	6L 40W 120V GROUND MOUNTED SPOT LIGHT W/ PHOTOCELL OR LED EQUAL	40	(1) 40W LED	ELECTRONIC	120V 1P	
Y2		WALL	GROUND SPOT SPOT LIGHT	YARD LIGHT WITH PHOTO-SENSOR SWITCH 200W OR LED EQUAL; WALL MOUNTED	200	(1) 40W LED	ELECTRONIC	120V 1P	

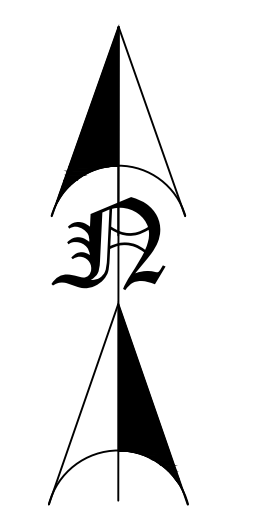
IRRIGATION:

THE ENTIRE SITE WILL BE IRRIGATED USING A FULLY AUTOMATIC SYSTEM AND DESIGN IN ACCORDANCE WITH THE CITY WATER EFFICIENT LANDSCAPING ORDINANCE. THE IRRIGATION SYSTEM WILL LARGELY BE LOW-VOLUME DESIGN WITH NO USE OF POP-UP SPRAYS. THE SYSTEM WILL INCLUDE IN-LINE VALVES, QUICK COUPLERS AND GATE VALVES. NEW IRRIGATION CONTROLLER WILL BE HUNTER, IRRITROL OR EQUAL "SMART" CONTROLLER WITH WEATHER STATION. A WIRELESS WEATHER SENSOR WILL COMMUNICATE WITH THE CONTROLLER FOR RAIN/FREEZE SHUT-OFF ABILITIES.

TREE ROOT BARRIER:

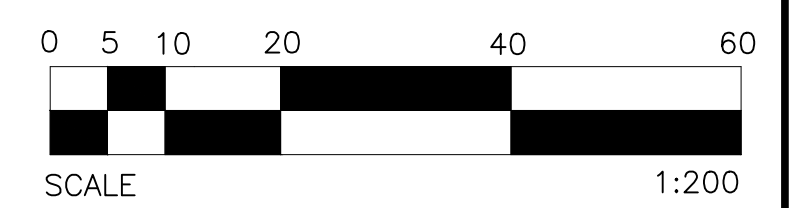
- ALL TREES DENOTED TO HAVE ROOT BARRIER INSTALLED DURING TREE INSTALLATION ALONG THE INSIDE EDGE OF THE ADJACENT CURB OR SIDEWALK. SEE RECOMMENDED ROOT BARRIER BY PLANT SUPPLIER.
- TREE LOCATIONS TO BE A MINIMUM OF 5' AWAY FROM UTILITIES SUCH AS WATER LINES, BACKFLOW PREVENTERS, STORM DRAINS, ETC.
- ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES PLANTED WITHIN 5' OF PUBLIC SIDEWALKS

OLD HYWAY 53



NORTH
SCALE 1:200

1 LANDSCAPING PLAN



REVISIONS	BY
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△	

PROJECT
14975 OLYMPIC DRIVE
CLEARLAKE, CA 85422

LANDSCAPE PLAN



PLANS PREPARED BY:
ED GONZALEZ
15022 N. SHAWAN
93005

PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

LS1.0

SHEET-NUMBER



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653

Planning Application

CONDITIONAL USE PERMIT CEQA: Categorical Exemption

OFFICE USE ONLY		INITIAL FEES	
Permit Fee		2,200.00	
Categorical Exemption Fee		150.00	
General Plan Maintenance Fee		25.00	
Technology Fee (2%)		47.50	
County Clerk Processing Fee for CE/MND (County Requirement)		50.00	
Subtotal		2,472.50	
3% CC/DC Processing Fee (\$74.18)			
Total			
Date:			
Receipt Number:			
File Number:	CUP 20	--	
	CE 20		

APPLICANT

NAME: TONY MEHROKE
 MAILING ADDRESS: 9397 MIKO CIR
 CITY: ELKGROVE
 STATE: CA ZIP CODE: 95624
 PRIMARY PHONE: (916) 753-0177
 EMAIL: tonymehroke@yahoo.com
 SIGNATURE: *Kuljesh Mehroke*

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROPERTY OWNER (IF NOT APPLICANT)

NAME: NORCAL FUELWORXZ INC.
 MAILING ADDRESS: 1729 CRYSTAL CT
 CITY: OLIVEHURST
 STATE: CA ZIP CODE: 95961
 PRIMARY PHONE: (916) 753-0177
 EMAIL: tonymehroke@yahoo.com
 SIGNATURE: *Kuljesh Mehroke*

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROJECT LOCATION

ADDRESS: 3565 OLD HIWAY 53, CLEARLAKE
 ASSESSOR PARCEL NUMBERS: 039-550-200-000
 PRESENT USE OF LAND: COMMERCIAL
 WATER SUPPLY: PUBLIC GROUNDWATER WELL
 SANITATION: PUBLIC SEWER SEPTIC SYSTEM
 FLOOD ZONE: _____

OFFICE USE ONLY

ZONING DISTRICT: _____
 GENERAL PLAN DESIGNATION: _____
 RELATED FILE NUMBERS: _____
 NOTES: _____
 APPROVED: _____ DATE: _____

DESCRIPTION OF PROJECT

DRIVE-THRU CARWASH AND GAS PUMP ISLAND

Supplemental Data for Use Permit

Please answer the following questions as thoroughly as possible. If questions do not apply to your project, please provide an explanation of why. Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CLEARLAKE - PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: LLC

Product or service provided: DRIVE-THRU CARWASH

Hours of operation: 9 AM TO 5 PM Days of operation: 7 DAYS / WEEK

Number of shifts (normal): 1 Number of shifts (peak): 1

Employees per shift (normal): 3 Employees per shift (peak): 3

Number of deliveries per day: 0 Number of customer per day: 30-50

Number of pick-ups per day: N/A Lot size: 0.49 Ac

Number and type of company Vehicles: 0 Type of loading facilities: N/A

Floor area of existing structures: 2,000 SF Proposed building floor area: 3,600 SF

Number of existing parking spaces: OPEN Number of proposed parking spaces: 36

Number of floors: 1

Additional relevant information: WITH SELF SERVICE VACUUM BAYS

Supplemental Data Continued)

When do you anticipate starting construction?

3RD QTR 2024

How long will construction take?

6-9 MONTHS

What days/times will construction occur?

WEEK DAYS - 8AM-5PM

What type of construction equipment will be used?

LIGHT EQUIPMENTS (BOBCAT)

How many truck/vehicle trips will be necessary for construction?

3-5 / DY AS NEEDED

Will equipment be idling during construction?

NO

Where will construction equipment be staged/stored?

AT SITE

Will any trees or vegetation be removed? If yes, please provide type and amounts.

1 X 12" DIA. AND 1 X 6" SHADE TREE

Supplemental Data (Continued)

How much grading is anticipated to occur and where?

MINIMAL GRADING AS THE EXISTING GROUND IS FLAT

Will soil be imported or exported to/from the site? If so from where and what amount?

NO SOIL IMPORT / EXPORT PROJECTED

Is trenching required? If yes, please provide location, dimensions and cubic yards.

NO TRENCHING PROJECTED

How much water will be used for construction, operation and maintenance? What is the water source?

30=50 GALS / DAY AS NEEDED. PUBLIC WATER SUPPLY

Describe how scenic views or vistas are impacted by the cultivation site.

NO VISUAL EFFECT

What lighting is proposed for the project? Will areas be lit at night?

LED YARD LIGHTS ONLY.

What type of hazardous materials may and/or will occur on site? How will the hazardous material be disposed of?

LUMBER AND DRYWALL. CONTRACTOR TO DISPOSE OF CONSTRUCTION DEBRIS

Supplemental Data for (Continued)

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

NOT APPLICABLE

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

MINIMAL DUST ANTICIPATED. MINOR GRADING PROJECTED. CONTRACTOR TO IMPLEMENT DUST CONTROL

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

NONE

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

NO

Describe and site or buildings have any archaeological or historical significance.

NONE

What are the slopes on project site?

EXISTING FLAT GROUND

Supplemental Data (Continued)

Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

EXISTING SANDY SOIL ON FLAT GROUND

Describe methods to be taken to reduce greenhouse gases.

CONTRACTOR TO ADHERE TO CAL GREEN CODE AND CONSTRUCTION BEST PRACTICE

Will solid waste be produced? If yes, how will it be disposed of?

NONE

Will hazardous waste be produced? If yes, how will it be disposed of?

NONE

How will vegetative waste be managed?

CONTRACTOR TO ADHERE TO CAL GREEN CODE AND CONSTRUCTION BEST PRACTICE

How will growth medium waste be managed?

CONTRACTOR TO ADHERE TO CAL GREEN CODE AND CONSTRUCTION BEST PRACTICE

Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

LUMBER AND SCAP METALS. APPROX. 3-5 TONS

Supplemental Data (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

NO HAZARDOUS OR EXPLOSIVE CHEMICALS PROJECTED IN THE PROJECT

Do portions of the cultivation site periodically flood?

NO

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

EXISTING GROUND IS FLAT

What Best Management Practices (BMP's) or measures will be implemented in order to prevent erosion and impacts to water quality?

WATTLES, BALES FOR EROSION CONTROL AND GROUND COVER FOR DIRT PILE WITH YARD WATERING WHERE NEEDED TO BE EXERCISED

Is wastewater treatment required for the project? If yes, what is the source?

NO

Describe how this project is consistent with the City's General Plan and Zoning Ordinance.

THE PROPERTY IS AN EXISTING COMMERCIAL SITE. CHANGE IN SITE UTILIZATION TO BE SUBMITTED FOR USE PERMIT TO COMPLY WITH CITY REQUIREMENTS

Describe the level and frequency of noise or vibration that will be generated from this project.

NO HEAVY CONSTRUCTION ANTICIPATED

Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate emergency services (Fire, Police, etc.).

PROJECT PLANNING HAS INCORPORATED FIRE AND SAFETY GUIDELINES AS REQUIRED BY CODE

How is the site accessed?

SITE IS ADJACENT TO OLD HIWAY 53 AND ACCESSIBLE TO DIRECT VEHICULAR TRAFFIC

Describe the amount of traffic the project will generate.

NO VARIATION TO REGULAR TRAFFIC WITH THE PROJECT BEING OF LIGHT CONSTRUCTION

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

NONE

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

NONE PROJECTED

Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

NONE

What sources of energy will be used?

PUBLIC UTILITY



**City of Clearlake
Notice of Intent to Adopt a Mitigated Negative Declaration (MND)**

Notice is hereby given that the City of Clearlake has tentatively determined that the project described below will not result in a significant adverse impact on the environment and that, in accordance with the California Environmental Quality Act, the City is prepared to issue a “mitigated negative declaration” in accordance with the California Environmental Quality Act (CEQA).

Project Name: Gas Station Island with Canopy, Convenience Store and Drive through Car Wash

Project Numbers: Conditional Use Permit (CUP 2024-02); Environmental Analysis (CEQA IS 2024-01).

Project Location: 14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20)

Project Summary: The applicant is requesting approval of a Conditional Use Permit and associated environmental analysis to allow the development and operation of a Gas Station Island with Canopy, Convenience Store and Drive through Car Wash within the General Commercial Zoning Designation. Said project, includes but not limited to (all development will occur within the previously developed/improved area): (1) A Convenience Store up to 5,106-square-foot in size, which includes a quick serve food area up to 2,081 square-foot in size; (2) Six (6) double sided fuel pumps located under a 3,470 square-foot gas canopy; (3) A Drive Through Car Wash Car Wash would be divided into a carwash tunnel/facility (3,600 SQFT), an office room (588 SQFT), and an equipment room (852 SQFT); (4) Access to the project site would be provided from via Olympic Drive and Old Highway 53; (5) Approximately 75 parking spaces, which includes twelve (12) vacuum pump stations and up eight (8) Electrical Vehicle (EV) Charging Stations. All parking stalls would adhere to all applicable Federal, State and local agency requirements, including the City of Clearlake Construction and Design Standards.

This tentative determination is based on an environmental analysis (CEQA IS 2024-01) that assesses the project’s potential environmental impacts, and those potential impacts have been reduced to less than significant levels with the incorporated mitigation measures. Anyone may review this study at Clearlake City Hall, 14050 Olympic Drive, Clearlake, CA 95901, during normal business hours or by downloading the CEQA Packet from the State Clearinghouse Website at: <https://ceqanet.opr.ca.gov/>. The public review period for this Notice of Intent (NOI) will remain open for a period of at least 30 days from publication date of this notice. **The commenting period for this Notice of Intent (NOI) is December 21st, 2024, to January 22nd, 2025 (Please Note: All comments must be received no later than January 22nd, 2025.**

For more information, please call (707) 994-8201 during normal business hours of City Hall (Monday through Thursday – 8am to 5pm). During this period written comments on the project and the proposed mitigated negative declaration may be addressed. You may also submit comments via email at mroberts@clearlake.ca.us. Final environmental determinations are made by the decision-making body, which, in this case would be the City of Clearlake, Planning Commission.

City of Clearlake - Community Development Department
Attn: Mark Roberts – Senior Planner
14050 Olympic Drive
Clearlake, CA 95422

DRAFT ENVIRONMENTAL ANALYSIS (CEQA)

INITIAL STUDY, IS 2024-01



CITY OF CLEARLAKE

MITIGATED NEGATIVE DECLARATION

DRAFT ENVIRONMENTAL ANALYSIS (CEQA)

INITIAL STUDY, IS 2024-01

December 19th, 2024

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY

- 1. Project Title:** Gas Station Island with Canopy, Convenience Store and Drive through Car Wash
- 2. Permit Numbers:** CEQA Initial Study, IS 2024-01
Conditional Use Permit, CUP 2024-02
- 3. Lead Agency Name/Address:** City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422
- 4. Contact Person:** Mark Roberts – Senior Planner
Phone: (707) 994-8201
Email: mroberts@clearlake.ca.us
- 5. Project Location(s):** *14975 Olympic Drive (APN: 039-550-51)*
3545 Old Highway 53 (APN: 039-550-50)
3565 Old Highway 53 (APN: 039-550-20)
- USGS 7.5' Clearlake Highlands Quadrangle, in Section 21 of Township 13 North, Range 7 West, in the Mount Diablo Base and Meridian
- 6. Project Sponsor's Name/Address:** Tony Mehroke
9397 Miko Circle
Elk Grove, CA 95624
- 7. Property Owner(s) Name/Address:** Norcal Fuelworxz, Inc.
1729 Crystal Court
Olivehurst, CA 95961
- 8. Zoning Designations:** General Commercial
- 9. General Plan Designation:** General Commercial
- 10. Average Cross Slope:** Less than 10% cross slope
- 11. Earthquake Fault Zone:** Not within a Fault Zone
- 12. Dam Failure Inundation Area:** Not within a Dam Failure Inundation Zone

- 13. Flood Zone:** A fraction of the Northwest corner of the project parcel is within the AO Flood Zone Designation. The remainder of the project area is not within a known Flood Zone Designation, including the area to be developed.
- 14. Waste Management:** Clearlake Waste Solutions
- 15. Water Access:** Highlands Water Company
- 16. Fire Department:** Lake County Fire Protection District
- 17. School District:** Knocti Unified School District
- 18. Description of Project:** *(Describe the whole action involved, including but not limited to later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional pages if necessary.)*

The applicant is requesting approval of a Conditional Use Permit and associated environmental analysis to allow the development and operation of Gas Station Island with Canopy, Convenience Store and Drive through Car Wash. The development will occur within the previously developed/improved area. *(Refer Attachment A – Preliminary Site and Elevation Plans for details).*

Gas Station and Convenience Store:

- A Convenience Store up to 5,106-square-foot in size, which includes a quick serve food area up to 2,081 square-foot in size.
- Six (6) double sided fuel pumps located under a 3,470 square-foot gas canopy.
- Up to three (3) underground fuel tanks.

Drive-Through Car Wash:

- The Drive Through Car Wash Car Wash would be divided into a carwash tunnel/facility (3,600 SQFT), an office room (588 SQFT), and an equipment room (852 SQFT).
- Underground water tank(s)

Access and Parking:

- Access to the project site would be provided from via Olympic Drive and Old Highway 53.
- Approximately 75 parking spaces, which includes twelve (12) vacuum pump stations and up eight (8) Electrical Vehicle (EV) Charging Stations. All parking stalls would adhere to all applicable Federal, State and local agency requirements, including the City of Clearlake Construction and Design Standards.

Water/Sewer and Electrical Services:

- Water Services would be provided by Highland Water District
- Sewer Services would be provided by Lake County Special Districts
- Electrical Power Services would be provided by Pacific Gas & Electric (PG&E)
- Additional services, such as propane gas, telephone, and cable services to the proposed development would be provided through private entities.

19. Environmental Setting:

The project area is relatively flat with gently rolling terrain situated at an elevation range of approximately 1,350 to 1,365 feet above mean sea level (MSL) in the Inner North Coast Ranges District of the California floristic province (Baldwin et al. 2012). The project encompasses three (3) parcels that are irregular/rectangular in shape and has a combine acreage of approximately two (2) acres. The project site has been developed since the 1950's. Initially development began with a single-family residence, which was converted to a commercial use.

20. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

- The parcels to the **North** – Commercial/Shopping Retail Development
- The parcels to the **South** – Vacant land
- The parcels to the **West** – Commercial Development
- The parcels to the **East** – Commercial Development, Single-Family Dwellings and Multi-Family Apartment Complex.

20. Other Public Agencies Whose Approval is Required: Local Agencies: City of Clearlake - Community Development (Planning, Building, Public Works); Clearlake Police Department, Lake County Fire Protection, Lake County Department of Environmental Health, Lake County Air Quality Management District, Lake County Agricultural Department – Weight/Measures Division, Lake County Special Districts, and Highlands Water Districts.

21. Federal and State Agencies: Central Valley Regional Water Quality Control Board, CA Department of Fish and Wildlife, California Department of Public Health, California Department of Food and Agriculture, and the CA Department of Toxic Substances Control.

22. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project have been sent to the affiliated tribes for "AB 52" Notification, which allows interested Tribes to request tribal consultation within 30 days of receipt of notice. The Cultural Study documents and all Tribal Consultation were and are being conducted in accordance with all applicable Federal, State and local regulations and laws.

23. Impact Categories defined by CEQA: The following documents are referenced information sources and are incorporated by reference into this document and are available for review upon request of the Community Development Department if they have not already been incorporated by reference into this report:

- City of Clearlake General Plan
- City of Clearlake Zoning Code: <https://clearlake.municipal.codes/CMC/ChXVIII>
- U.S.D.A. Lake County Soil Survey: <https://websoilsurvey.nrcs.usda.gov/app/>
- Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
- Lake County Serpentine Soil Mapping
- California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
- U.S. Fish and Wildlife Service National Wetlands Inventory
 - <https://www.fws.gov/program/national-wetlands-inventory>
- U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
- Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
- Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990.
- Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
- California Department of Forestry and Fire Protection - Fire Hazard Mapping: <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>
- National Pollution Discharge Elimination System (NPDES): <https://www.epa.gov/npdes>
- Cal Recycle Solid Waste Information System: <https://calrecycle.ca.gov/>
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
- Request for Review (RFR) Public Agency Comments (written)
- Site visits

FIGURES:

- Figure 1 – Regional Map
- Figure 2 – Vicinity Map
- Figure 3 – Zoning Map
- Figure 4 – Site Photos
- Figure 5 – FEMA Flood Plan Map/Designation

ATTACHMENTS:

- Attachment A – Preliminary Site and Elevation Plans

24. Figures

Figure 1: Regional Map



Figure 2: Vicinity/Project Location Map

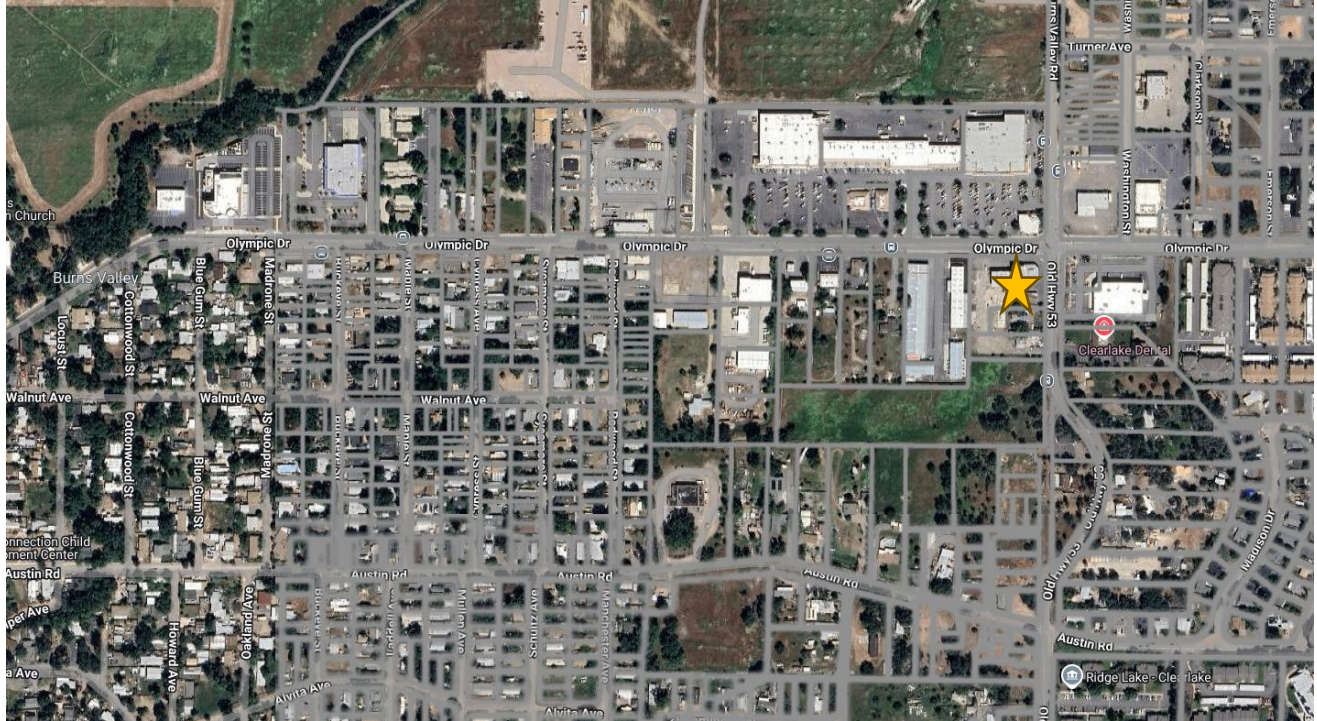


Figure 3: Zoning Map (General Commercial)

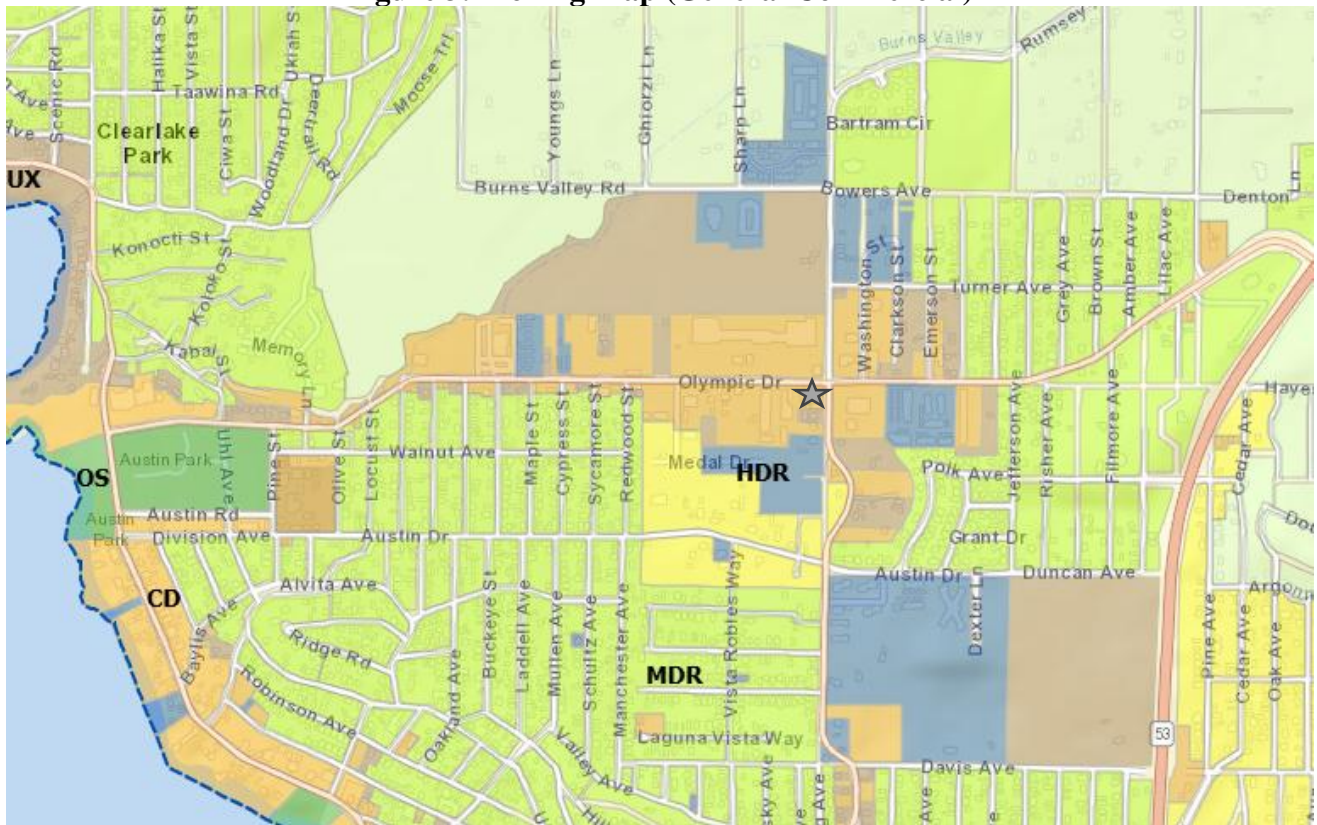


Figure 4: Site Photos

Aerial View (Google Image 2024)



Corner View (Intersection of Olympic Drive/Old Highway 53)



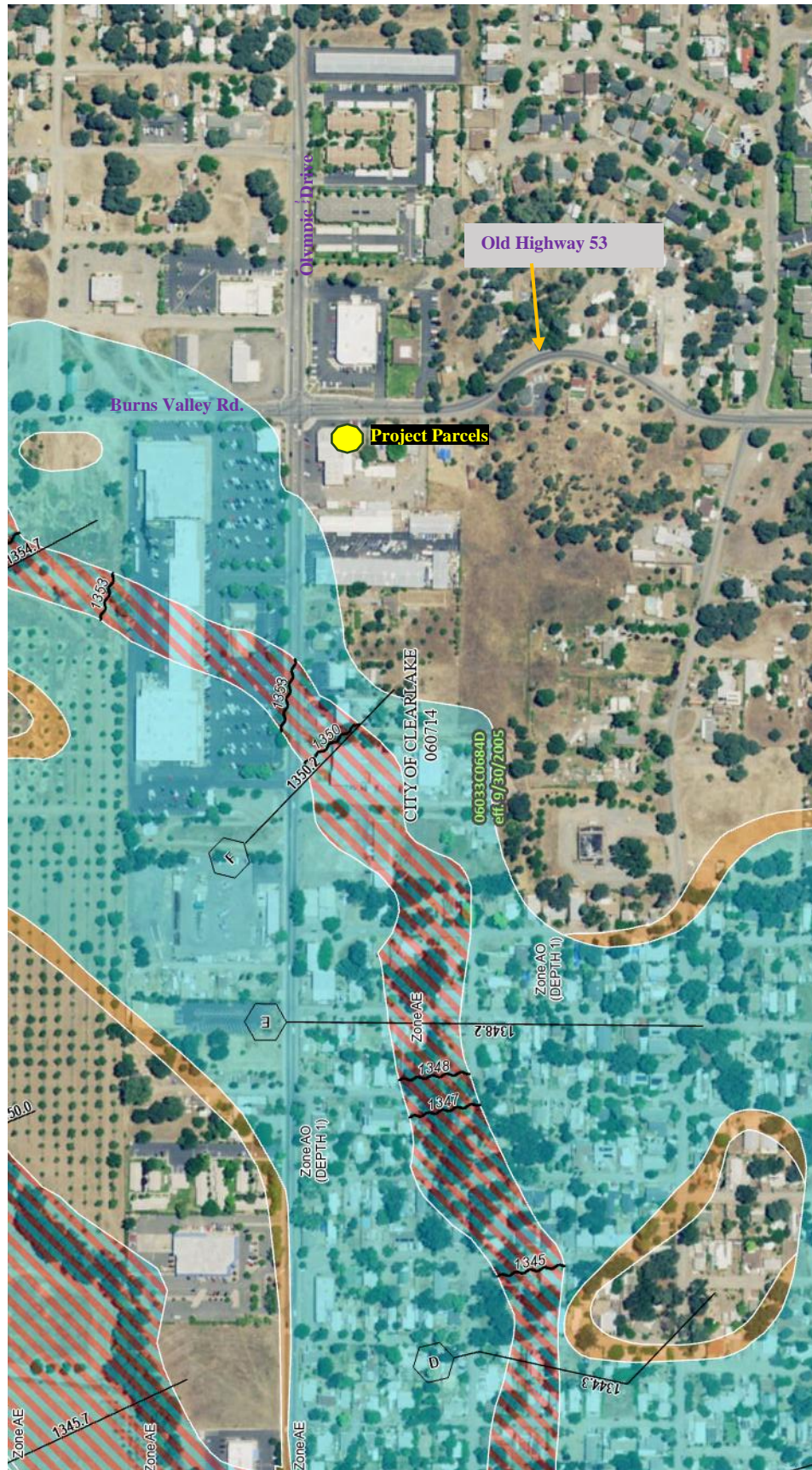
West Side (Along Olympic Drive)



East Side (Along Old Highway 53)



Figure 5: FEMA Flood Plan Map/Designation



31. Environmental Factors Effected: The environmental sections checked below would be potentially affected by this project in an adverse manner, including at least one environmental issue/significance criteria that is “potentially significant impacts” as indicated by the analysis in the following evaluation of environmental impacts.

<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agriculture & Forestry Resources	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Air Quality	<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Transportation
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Land Use / Planning	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities / Service Systems
<input type="checkbox"/>	Energy	<input checked="" type="checkbox"/>	Noise & Vibration	<input type="checkbox"/>	Wildfire
<input checked="" type="checkbox"/>	Geology / Soils	<input type="checkbox"/>	Population / Housing	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: Mark Roberts

Title: Senior Planner

Signature:



Date: December 19th, 2024

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

IMPACT CATEGORIES KEY:

- 1 = Potentially Significant Impact
- 2 = Less Than Significant with Mitigation Incorporation
- 3 = Analyzed in Prior EIR
- 4 = Substantially Mitigated by Uniformly Applicable Development Policies/Standards
- 5 = Less Than Significant Impact
- 6 = No Impact

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
SECTION I. AESTHETICS							
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>							
a) Have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project parcels are irregular/rectangular in shape and located on the corner of Olympic Drive and Old Highway 53 (formerly known as the 4-Corners Hardware Store). The project parcels are centrally located in a commercial district and surrounded with light to heavy commercial uses (i.e. Walgreens, Movie Theater, Wells Fargo, Coopers Tires, Burns Valley Shopping Mall, Professional Offices, Storage Units, etc.). The proposed improvement would be a Gas Station Island with Canopy, Convenience Store and Drive through Car Wash (Refer to Project Description above for full details) on a relatively flat site with landscaping, including installation of curb, gutter and sidewalk. Additionally, the projects parcels are not located within a known scenic vista, view shed and/or corridor. Therefore, the project will not have a substantial adverse effect on a scenic vista that is visible from a city scenic corridor. No Impact.
b) Substantially damage scenic resources that is visible from a City Corridor, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not substantially damage scenic resources that may be visible from a City Corridor, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. There are no known rock outcroppings, historic buildings, and/or scenic highways on the project site and no scenic highways with views of the project site. The project has been substantially improved since the 1950's. No Impact.
c) Conflict with applicable General Plan policies or zoning regulations governing scenic quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not conflict with any applicable General Plan policies and/or zoning regulations governing scenic quality within the City of Clearlake. The proposed use is allowed upon securing a Conditional Use Permit, per Section 18-18.050 & 18-19.070 of the Clearlake Municipal Code. Therefore, the project will not conflict with applicable General Plan policies or zoning regulations governing scenic quality. No impact.
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed project would utilize outdoor lighting fixtures/poles within the parking areas, gas canopy, above the fueling positions, and lights on each of the structures. While this would create a new source of lighting for the property, all lighting shall be directed downwards and shielded and adhere to all Federal, State and local agency requirements. Therefore, to ensure that impacts related to the Aesthetics are minimized, following mitigation measures have been implemented.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							<p>Mitigation Measure: AES-1 All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org. (Refer to the City’s Design Standards).</p>
<p>SECTION II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p style="text-align: center;"><i>Would the project</i></p>							
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no Prime Farmland, Unique Farmland, and/or Farmland of Statewide Importance on/or adjacent to the project area. No Impact.
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project site is not zoned for agricultural use and is not under contract for agricultural land use, including the Williamson Act. No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not conflict with existing zoning for, or cause the rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. Refer to 2a and 2b, above. No Impact

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
<p>SECTION III. AIR QUALITY</p> <p><i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i></p> <p style="text-align: center;"><i>Would the project:</i></p>							
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The project is in the Lake County Air Basin (LCAB). The State and Federal Clean Air Acts mandate the reduction and control of certain air pollutants. Under these Acts, the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established ambient air quality standards for certain “criteria pollutants.” The Lake County Air Basin is one of only nine regions in California to have never exceeded the maximum ozone standard, and the only air basin to meet the standard for visibility reducing particles. Clearlake, located in LCAB, is currently in attainment of all State and Federal Ambient Air Quality Standards. The project will not result in air quality impacts that exceed the Bay Area Air Quality Management District (BAAQMD).</p> <p>Construction-related activities could result in the generation of dust, Toxic Air Contaminants (TAC) and other emissions from on-road haul trucks and off-road equipment exhaust emissions. However, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Project construction will also be required to comply with all applicable LCAQMD rules and regulations. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time could result in greater health risks. Once fully operational, the proposed project would not generate volumes of criteria pollutants which may exceed thresholds of significance disclosed in the BAAQMD Guidelines for any of the pollutant categories listed above.</p> <p>Therefore, the project will not exceed the Bay Area Air Quality Management District (BAAQMD) air quality impact thresholds regarding criteria pollutants. Although the City has not adopted specific air quality impact thresholds of significance, using the BAAQMD criteria and threshold, the project will not result in a significant adverse air quality impact. To ensure impacts related to the Air Quality are less than significant, the following mitigation measures have been implemented.</p> <p><u>Mitigation measures:</u></p> <p>AIR 1: Construction activities shall be conducted with adequate dust suppression methods, including watering during grading and construction activities to limit the generation of fugitive dust or other methods approved by the Lake County Air Quality Management District.</p> <p>AIR 2: Driveways, access roads and parking areas shall be surfaced in a manner to minimize dust. The applicant shall obtain all necessary encroachment permits for any work within the right-of-way. All improvement shall adhere to all applicable federal, State and local agency requirements.</p> <p>AIR 3: Any disposal of vegetation removed as a result of lot clearing shall be lawfully disposed of, preferably by chipping and composting, or as authorized by the Lake County Air Quality Management District and the Lake County Fire Protection District.</p> <p>AIR-4. During construction activities, the applicant shall remove daily accumulation of mud and dirt from any roads adjacent to the site.</p> <p>AIR-5. Prior to ground disturbance activities, a grading permit shall be secured from the City of Clearlake – Department of Public Works. Applicable grading activities shall adhere to all grading permit conditions, including Best Management Practices.</p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							<p>AIR-6 Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.</p> <p>AIR-7 If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.</p> <p>AIR-8 All engines must notify LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance shall be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/ NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines and must meet local regulations.</p> <p>AIR-9. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the district recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi-truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas; however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilizing water trucks, if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.</p>
b) Result in a cumulatively considerable net increase of ROC and/or NOx emissions??	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Response to Section III(a). Therefore, all potential impacts have been reduced to less than Significant Impacts with the incorporated Mitigation Measures AIR-1 through AIR-9.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sensitive receptors are defined as facilities or land uses that include members of the population who are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. Operation of the proposed project would not result in the development of any substantial sources of air toxics. There are no stationary sources associated with the operations of the project; nor would the project attract additional mobile sources that spend long periods queuing and idling at the site. Onsite project emissions would not result in significant concentrations of pollutants at nearby sensitive receptors. Another potential air quality issue associated with construction-related activities is the airborne entrainment of asbestos due to the disturbance of naturally occurring asbestos-containing soils. The proposed project is not located within an area designated by the State of California as likely to contain naturally occurring asbestos (Department of Conservation [DOC] 2000). Based on the project's location, surrounded light and heavy commercial development/uses, and heavily used roadways air quality impacts related to mobile source emissions would not be a concern as there is there is no likelihood of the project traffic exceeding CO significant threshold values. See Response to Section III(a). Therefore, all potential impacts have been reduced to less than Significant Impacts with the incorporated Mitigation Measures AIR-1 through AIR-9.
d) Result in other emissions that create objectionable odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	During construction, the proposed project presents the potential for generation of objectionable odors in the form of fuel (gas/diesel) exhaust in the immediate vicinity of the site. Given that there are no natural topographic features (e.g., canyon walls) or manmade structures (e.g., tall buildings) that would potentially trap such emissions, construction-related odors would occur at magnitudes that would not affect substantial numbers of people. Additionally, the project parcels are in a highly developed urbanized area with light to heavy commercial uses. If properly managed, these odors should not result in significant adverse odors, however, most trash and recycling activities will be conducted within the buildings so odors are not expected to result or create any objectionable concerns from nearby residences. See Response to Section III(a). Therefore, all potential impacts have been reduced to less than Significant Impacts with the incorporated Mitigation Measures AIR-1 through AIR-10.
SECTION IV. BIOLOGICAL RESOURCES							
<i>Would the project:</i>							
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project parcels are in a highly disturbed urbanized area with light to heavy commercial uses/development. The project parcels have been developed since the 1950's, from a single-family dwelling, later converted to a commercial operation. Also, the project parcels surface area has been improved with impervious surface of asphalt/concrete and/or compacted gravel. Therefore, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Less than significant.
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project parcels are in a highly developed and/or disturbed urbanized area with light to heavy commercial uses. The project parcels have been developed and continuous used since the 1950's beginning with a residence, which was later converted to a commercial use. Also, the project parcels surface area has been improved with impervious surface of asphalt/concrete and/or compacted gravel. Additionally, there are no known riparian habitats and/or sensitive habitats in the project area. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Less than significant.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the National Wetlands Inventory of Surface Waters and Wetlands (https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/), there are no known Federally or State protected Wetlands within the project area or immediate area. Therefore, the project will not have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Less than significant.
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is in a highly developed and/or disturbed urbanized area and has been developed and used continuously since the 1950's, including the surface area being covered with asphalt/concrete. Therefore, the project will not interfere substantially with the movement of any native resident or migratory fish, wildlife species, with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Less than Significant
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed Project site is in a highly developed/disturbed urbanized area and has been continuously used since the 1950's. Additionally, the surface area of the project is covered with asphalt/concrete. Less than Significant
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project will have minimal to no conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed Project site is in a highly disturbed urbanized area and has been developed with existing structures since the 1950's, including asphalt/concrete and/or gravel covering the project area. Less Than Significant Impact

SECTION V. CULTURAL RESOURCES

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An Archeological Survey Report was prepared by Abigail Bennett, M.A; RPA and Michael Newland, M.A; RPA of Alta Archeological Consulting (dated 10/25/2024). The report performed an evaluation of the potential impacts on historical, cultural, tribal, and/or paleontological resources on the project site and in the vicinity. This investigation included records searches, consultation with Native American tribes, and a site reconnaissance.</p> <p><u>Records Search Summary:</u></p> <p>According to the report, on October 8, 2024, ALTA Archaeologist Heather Warner conducted a records search at the Northwest Information Center (NWIC) located on the campus of Sonoma State University. The NWIC, an affiliate of the State of California Office of Historic Preservation is the official state repository of archaeological and historical records and reports for an 18-county area that includes Lake County. The records search included a review of all study reports and resources on file within a quarter-mile radius of the Project Area. Included in the review were:</p> <ul style="list-style-type: none"> - California Inventory of Historical Resources (CA Dept. of Parks and Rec. 1976)
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IMPACT CATEGORIES*	1	2	3	4	5	6	<p style="text-align: center;">All determinations need explanation.</p> <p style="text-align: center;">Reference to documentation, sources, notes and correspondence.</p>
							<ul style="list-style-type: none"> - California Historical Landmarks for Lake County - California Points of Historical Interest - Built Environment Resources Directory Listing - Historic Properties Directory, including the National Register of Historic Places, California Historical Landmarks, and California Points of Historical Interest <p>According to the report, upon reviewing the material of historic registers and inventories indicate that no California Historical Landmarks or Points of Interest are present in the Project Area and/or no National Register-listed or eligible properties are located within the Project Area.</p> <p><u>Native American Outreach Summary:</u> Assembly Bill 52, which went into effect in July 2015, is an amendment to CEQA Section 5097.94 of the Public Resources Code. AB52 established a proactive communication process with all California Native American Tribes identified by the Native American Heritage Commission (NAHC) with cultural ties to an area. Under AB52, the Lead Agency is required to consult with tribes at tribal request. The bill further created a new class of resources under CEQA known as Tribal Cultural Resources (TCRs).</p> <p>According to the report, Native American outreach undertaken by ALTA for this project does not constitute formal consultation and ALTA Archaeologist Heather Warner contacted the NAHC on September 3, 2024, to request a review of the Sacred Lands file for information on Native American Cultural Resources in the Project Area and to request a list of Native American contacts in this area.</p> <p>According to the report, no response has been received; however, ALTA used a recent list from a nearby project received earlier in 2024 to generate contact letters to local tribes. On September 5, 2024, a letter was sent to the Tribal Historic Preservation Officer (THPO) or appropriate representative of each tribal group associated with the Project Area. A response from the Koi Nation of Northern California dated September 24, 2024, was received by ALTA requesting that a Tribal Representative accompany the archaeological survey. According to the report Tribal Monitor David Richter of Koi Nation participated in the archaeological field survey of the Project Area on October 23, 2024.</p> <p><u>Field Methods Summary:</u> According to the report, ALTA staff archaeologist Séamus Reed and Koi Nation representative David Richter conducted a field survey of the Project Area on October 23, 2024. Project design drawings, project maps, and aerial imagery were used to correctly identify the Project Area. The entire Project Area was surveyed, totaling approximately 2.0 acres of land surveyed using intensive survey coverage with transects no greater than 10-meter intervals. Digital photos were taken of the Project Area and surroundings.</p> <p><u>Summary of Findings/Study:</u> According to the report, the cultural resources inventory was conducted to address the responsibilities of CEQA, as codified in Public Resource Code sections 5097, and its implementing guidelines. 21082 and 21083.2 and per the report no cultural resources were identified within the Project Area as a result of the records search, literature review, Native American outreach, and/or archaeological field survey. However, to ensure potential impacts related to the Cultural Resources are minimized, the following mitigation measures have been implemented.</p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							<p>Mitigation Measures:</p> <p>CUL-1: During construction activities, if any subsurface archaeological remains are uncovered, all work shall be halted within 100 feet of the find and the owner shall utilize a contracted qualified cultural resources consultant to identify and investigate any subsurface historic remains and define their physical extent and the nature of any built features or artifact-bearing deposits.</p> <p>CUL-2: The cultural resource consultant’s investigation shall proceed into formal evaluation to determine their eligibility for the California Register of Historical Resources. This shall include, at a minimum, additional exposure of the feature(s), photo-documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the features and artifacts do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. The cultural resource report shall be prepared in collaboration and with input from the Consulting Tribe(s), including recommendations. However, if data potential exists – e.g., there is an intact feature with a large and varied artifact assemblage – it will be necessary to mitigate any Project impacts. Mitigation of impacts might include avoidance of further disturbance to the resources through Project redesign. If avoidance and mitigation is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center within 90 days of completion of the Project. Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If a historic artifact must be removed during Project excavation or testing, curation may be an appropriate mitigation. This language of this mitigation measure shall be included on any future grading plans and utility plans approved by the City for the Project. It is understood that destructive data testing and/or curation of tribal cultural resources is strongly opposed by the Consulting Tribe(s) and should be avoided.</p> <p>CUL-3: If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Lake County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Lake County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the “most likely descendant(s)”. The landowner shall engage in consultations with the most likely descendant (MLD). The MLD will make recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.]</p> <p><i><u>CUL-4: On or prior to the first day of ground disturbing activities, the applicant shall arrange for each affiliated consulting tribe to provide a joint cultural resource sensitivity training for personnel involved in ground disturbing activities.</u></i></p> <p>CUL-4: On or prior to the first day of construction the applicant shall organize cultural resource sensitivity training for contractors involved in ground disturbing activities.</p>
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Response to Section V(a): Less than Significant Impact with the incorporated mitigation measure CUL-1 through CUL-3.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Response to Section V(a): Less than Significant Impact with the incorporated mitigation measure CUL-1 through CUL-3.
SECTION VI. ENERGY							
<i>Would the project:</i>							
a) Consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project would not result in wasteful, inefficient, and/or unnecessary consumption of energy, given project development and public systems are compliant with State of California Energy Conservation Regulations. The development will be required to adhere to all applicable Federal, State and local agency requirement. Therefore, this impact would be less than significant.
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The California State Building Standards Commission adopted updates to the California Green Building Standards Code (CALGreen). CALGreen contains requirements for construction site selection, storm water control during construction, construction waste reduction, indoor water use reduction, material selection, natural resource conservation, and site irrigation conservation. CALGreen is intended to (1) reduce GHG emissions; (2) promote environmentally responsible, cost-effective, healthier places to live and work; and (3) reduce energy and water consumption. The project would-be built in accord with all applicable Federal, State and local agency requirements, including CALGreen standards. Therefore, this impact would be less than significant.
SECTION VII. GEOLOGY AND SOILS							
<i>Would the project:</i>							
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Topography on the project site is generally flat (<10%) and the site is situated at an elevation of approximately 1,350 feet above mean sea level. The project site has been continuous used and developed since the 1950's, therefore the project will not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p><u>i) Earthquake Faults</u></p> <ul style="list-style-type: none"> There are no mapped earthquake faults on or adjacent to the subject site. <p><u>ii-iii) Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u></p> <ul style="list-style-type: none"> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction. <p><u>iv) Landslides</u></p> <ul style="list-style-type: none"> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered "generally stable" and not located within and/or adjacent to an existing known "landslide area". <p>Additionally, project development will be required to secure a Grading Permit (prior to ground disturbance activities) and incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance City of Clearlake Municipal Code(s). Less Than Significant Impact</p>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project will require minimal onsite grading in preparation of development and is not anticipated to result in substantial soil erosion or the loss of topsoil. All ground disturbance will occur onsite, and no soil will be exported and/or imported. The applicant shall secure a Grading Permit (prior to ground disturbance activities) and

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							incorporate Best Management Practices (BMPs) consistent with the City Code and the State Storm Water Drainage Regulations to the maximum extent practicable to prevent and/or reduce discharge of all construction or post-construction pollutants into the local storm drainage system. All grading measure shall adhere to all Federal, State and local agency requirements. The project shall adhere to all Federal, State, and local agencies requirements. Therefore, to ensure impacts related to the Geology and Soils are minimized, the following mitigation measures have been implemented. <u>Mitigation Measures:</u> GEO-1: Prior to any ground disturbance activities, the applicant shall secure a Grading Permit and submit <u>Grading and Erosion Control/Sediment Plans to the Community Development Department for review and approval.</u>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered “generally stable” and there is little to no potential for landslide, subsidence, debris flows, liquefaction or collapse. The project shall incorporate Best Management Practices (BMPs) consistent with the City Code and the State Storm Water Drainage Regulations to the maximum extent practicable to prevent and/or reduce discharge of all construction or post-construction pollutants into the local storm drainage system. Therefore, the project should not result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Less Than Significant Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the soil survey of Lake County, California prepared by the U.S.D.A, the soils discussed above in Section has a shrink-swell potential of “low”. Therefore, the commercial operation will have minimal to no substantial direct or indirect risks to life or property. The applicant will adhere to all Federal, State and local agency requirements, including all requirements in the City of Clearlake’s Municipal Code(s). Less Than Significant Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project parcel has been developed with a commercial use for greater than 15 years and is currently served by the Lake County Special Districts for sewer and Highland Water Districts for Water. The project does not require an onsite waste management system (septic). Additionally, the project shall adhere to all applicable Federal, State and local agency requirements regarding wastewater disposal systems, (i.e connecting, repairs/maintenance to public/private sewer facilities) Less Than Significant Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disturbance of paleontological resources or unique geologic features is not anticipated, but mitigation measures are in place to assure that in the event any artifacts are found. All potential impacts have been reduced to less than significant levels with the incorporated mitigation measures CUL-1 and CUL-4 and _TCR-1 through TCR-4.
SECTION VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>							
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Certain gases in the earth’s atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth’s surface temperature. GHGs are responsible for “trapping” solar radiation in the earth’s atmosphere, a phenomenon known as the greenhouse effect. Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Human-caused emissions of these GHGs in excess of natural ambient concentrations are believed responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth’s climate, known as global climate change or global warming. Emissions of GHGs contributing to global climate change are attributable, in large part, to human activities associated with on-road and off-road transportation, industrial/manufacturing, electricity generation by utilities and consumption by end users, residential and commercial on-site fuel usage, and agriculture and forestry. Emissions of CO2 are, largely, byproducts of fossil fuel combustion. The quantity of GHGs in the atmosphere responsible for climate change is not precisely known.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							<p>Additionally, the Lake County Air Quality Management District does not have an air quality management plan. However, the LCAQMD refers to the Bay Area Air Quality Management District (BAAQMD) guidelines to evaluate thresholds of significance for general guidance. The project will be required to adhere to all applicable Federal, State and local agency permits, including securing/maintaining the necessary permits.</p> <p>Therefore, a single project alone would not measurably contribute nor generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Less than significant.</p>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The City of Clearlake is within an 'air attainment' basin. In accordance with the requirements of the Lake County Air Quality Management District, an air permit will be required as a condition of the use permit, prior to issuance of a building permit for the project. Refer to response in Section VIII(a). Less Than Significant Impact</p>
<h2 style="margin: 0;">SECTION IX. HAZARDS AND HAZARDOUS MATERIALS</h2> <p style="margin: 0;"><i>Would the project:</i></p>							
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Components and/or materials associated with the development and routine operation may involve potential impacts from hazardous materials such the fueling stations/dispensers, underground fuel storage tanks (USTs), components of the convenience store and drive through car wash may be considered hazardous if released into the environment. New Underground Storage Tanks (USTs) are held to rigorous design standards to minimize the possibility of releasing hazardous materials.</p> <p>Additionally, UST releases occur during the fuel delivery process. These releases are usually the result of human error and can be avoided with the proper application of industry standard practices for tank filling. There are also design features that can offset human error, such as catchment basins (essentially, a bucket sealed around the fill pipe) to contain small spills. Overfilling could occur due to mistakes in the fuel delivery process, and large volumes of material can be released at the fill pipe and through loose fittings at the top of the tank or through a loose vent pipe. New USTs are required to include overfill protection devices during installation. These devices include an automatic shutoff, overfill alarms, and ball float valves (a device which restricts the amount of vapor that flows into a vent line during the fueling process) etc.</p> <p>However, current design standards and regulatory oversight (including all applicable Federal, State and local agency requirements) ensure that the potential for soil and groundwater contamination through spills and tank leakage is significantly reduced.</p> <p>Furthermore, if a release does occur, there are standard site remediation procedures that are initiated to determine the extent of contamination and to clean up the site. While some contact with petroleum can be harmful to human health, the presence of this hazardous material is not in and of itself an impact. Only a release great enough to cause off-site contamination that exposes the public to risk (such as the contamination of a drinking water well) would constitute an impact. For situations such as this, significance is determined by the probability that an impact would ever occur at all.</p> <p>Additionally, the regulatory oversight of USTs, the rigorous tank design standards, required practices and established remediation programs should ensure that the probability of a serious release is extremely low. Therefore, the impacts associated with the long-term operation would not result in significant impacts.</p>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. All chemicals and hazardous materials associated with the operation shall adhere to all Federal, State, and local agency requirements. See Response to Section IX(a). Less than Significant.</p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
materials into the environment?							
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is not located within one-quarter mile of an existing or proposed school. The nearest school (Burns valley Elementary School) is located approximately 0.71 miles off Pine Street. Since the proposed project is more than 0.25 mile from a school, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within ¼-mile of a school are anticipated. See Response to Section IX(a). Less than Significant.
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project site is not located on or within 2,000 feet of an NPL ("Superfund") site or a CERCLIS site (CA DTSC, 2022). The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is not located within two (2) miles of a known airport and/or within a Airport Land Use Plan. The nearest airport (Lampson Field) which is greater than 18 miles away in Kelseyville, CA. No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project would not impair or interfere with an adopted emergency response or evacuation plan. The project has been reviewed by the Lake County Department of Environmental Health, Lake County Special Districts, City of Clearlake Police Department, City of Clearlake’s Community Development Department (Building, Public Works, Planning), Lake County Air Quality Management District, local water district, and the Local Fire Protection District/CalFire for consistency with access and safety standards. The City of Clearlake did not receive any adverse comments. Less Than Significant Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires as it is in a “Low to Moderate” Fire Hazard Severity Zone and within the Lake County Fire Protection District. The project was circulated for review to various agencies, include but not limited to City Engineer, City of Clearlake Police Department, City of Clearlake Building Official/Inspection, Lake County Fire Protection District and the California Department of Transportation (Caltrans). During the project review, no adverse comments were received. The application shall adhere to all current Federal, State and local agency requirements. Less Than Significant Impact
SECTION X. HYDROLOGY AND WATER QUALITY							
<i>Would the project:</i>							
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or ground water quality. The project is expected to have minimal ground onsite disturbance activities, and all material will remain onsite. The project will adhere to all applicable Federal, State and local agency requirements, including incorporating Best Management Practices (BMPs). Therefore, the impact is less than significant.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The operation would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Less than significant impact.
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i) result in substantial erosion or siltation on-site or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run-off; or iv) impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project would not substantially alter the existing drainage pattern of the site or area, or add impervious surfaces, in a manner which would (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flows. Therefore, impacts would be less than significant.
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on the 2005 Flood Insurance Rate Map and FEMA’s National Flood Hazard (NFHL) Viewer, (Panel 06033C0684D, eff. 9/30/2005), a fraction of the Northwest corner of the project parcel may be within a “AO” Special Flood Hazard Area. However, majority of the project parcels and the area to be improved/developed is not located in a known flood. As required by the Chapter XVII (Floodplain Management) of the City’s Municipal Code, Flood Elevation Certificates may be required. If flood elevation certificates are necessary, the applicant/developer will obtain those during the building permit submittal. Less than Significant.
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project would not conflict with and/or obstruct any water quality or management plans. Additionally, to control runoff, the operation will incorporate appropriate Best Management Practices (BMPs) consistent with City Codes and State Storm Water Drainage Regulations to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the local storm drainage system. All grading measures shall adhere to all Federal, State and local agency requirements. Less than Significant.

SECTION XI. LAND USE AND PLANNING

Would the project:

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not physically divide an established community. Additionally, the project is centrally located and is surrounded by light to heavy commercial uses. Therefore, the project will not divide an established community. No impact.
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project parcels have a General Plan and Land Use Designation an "General Commercial". The project will not cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect as the project is an allowed use upon securing a Conditional Use Permit (CUP) <i>per 18-18.050 & 18-19.070 of the Clearlake Municipal Code</i> . As described above, all development will occur within a previously disturbed/developed area of a commercial use. Less than Significant.
SECTION XII. MINERAL RESOURCES							
<i>Would the project:</i>							
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The operation would not result is the loss of availability of known mineral resources that would be of value to the region and/or the residents of the state. No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The operations would not result in the loss of availability of a locally important mineral resource recovery site(s) delineated on a local general plan, specific plan, or other land use plan. No Impact
SECTION XIII. NOISE & VIBRATIONS							
<i>Would the project:</i>							
a) Generate construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours that are specified in the City's General Plan Noise Element?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The project may increase short term ambient noise levels to uncomfortable levels during project development, and routine maintenance of the project parcels. Overall, the project will not generate construction or operational noise levels that exceed the City's Noise Ordinance. Therefore, to ensure impacts related to the Noise are minimized, the following mitigation measures have been implemented.</p> <p><u>Mitigation Measures:</u></p> <p>NOI-1: All construction activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents.</p> <p>NOI-2: Permanent potential noise sources such as, generators used for power shall be designed and located to minimize noise impacts to surrounding properties.</p> <p>NOI-3: During construction noise levels shall not exceed 65 decibels within fifty (50) feet of any dwellings or transient accommodations between the hours of 7:00 AM and 6:00 PM. This threshold can be increased by the Building Inspector or City Engineer have approved an exception in accordance with Section 5-4.4(b)(1) of the City Code. An exception of up to 80 decibels may be approved within one hundred (100) feet from the source during daylight hours. Project is expected to result in less than significant impacts regarding noise and vibration.</p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
b) Generate a substantial temporary (non- construction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is not expected to create unusual groundborne vibration due to site development or operation. The low-level truck traffic would create a minimal amount of groundborne vibration. No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels and generate excessive ground borne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is not located within an airport land use plan or within two (2) miles of a public airport. No Impact
SECTION XIV. POPULATION AND HOUSING							
<i>Would the project:</i>							
a) Induce substantial unplanned population growth in an area, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed project is a commercial development and will not induce substantial unplanned population growth in an area, either directly or indirectly No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The operation will not displace a substantial number(s) of existing people or housing, necessitating the construction of replacement housing elsewhere. No Impact

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
SECTION XV. PUBLIC SERVICES							
<i>Would the project:</i>							
Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: a) Fire Protection? b) Police Protection? c) Schools? d) Parks? e) Other public facility?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) - e) The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant Impact
SECTION XVI. RECREATION							
<i>Would the project:</i>							
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No Impact.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <ul style="list-style-type: none"> • Fire Protection • Police Protection • Schools • Parks • Other Public Services 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project would not require the construction or expansion of other recreational facilities. Because the project does not include features that would result in additional adverse impacts to recreational facilities beyond that addressed herein, no impacts would occur that are not already addressed elsewhere in this IS. No Impact.
SECTION XVII. TRANSPORTATION <i>Would the project:</i>							
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is centrally located in an area that has been developed for several years with light to heavy commercial/industrial uses. Therefore, the project will not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Less Than Significant Impact
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project will not conflict and/or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Less Than Significant Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Additionally, the project was circulated to various agencies for review/comments, including the CA Department of Transportation and the City of Clearlake – Department of Public Works. The City did not receive any adverse comments/concerns. Additionally, the project is centrally located and surrounded by light to heavy commercial and industrial uses. Less Than Significant Impact
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not result in inadequate emergency access. The project was circulated to various agencies for review/comments, including the Lake County Fire Protection District and the city did not receive any adverse comments/concerns. Additionally, the project will adhere to all applicable Federal, State and local agency requirements. Less Than Significant Impact

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
SECTION XVIII. TRIBAL CULTURAL RESOURCES							
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>							
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>See Response to Section V(a): Less than Significant Impact with the incorporated mitigation measure CUL-1 through CUL-3, including the following mitigation measures.</p> <p>Mitigation Measures:</p> <p>TCR-1: In the event that tribal cultural resources materials are discovered during construction which cannot be avoided or feasibly preserved in place, a project reburial area shall be designated. The reburial area(s) shall be designated by the City after consulting with the project Archaeologist and all consulting Tribe(s). (Within 90 days of the completion of the project, the project Architect shall submit a DPR Form to the CHRIS center and submit a sacred lands file to the NAHC).</p> <p><u><i>TCR-2: On or prior to the first day of ground disturbing activities, the applicant shall arrange for each affiliated consulting tribe to provide a joint cultural resource sensitivity training for personnel involved in ground disturbing activities.</i></u></p> <p>TCR-2: On or prior to the first day of construction the applicant shall organize cultural resource sensitivity training for contractors involved in ground disturbing activities.</p> <p>TCR-3: If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Lake County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Lake County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the “most likely descendant(s)”. The landowner shall engage in consultations with the most likely descendant (MLD). The MLD will make recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.]</p> <p><u><i>TCR-4: At least seven days in advance of ground disturbing activities, the applicant shall coordinate with the affiliated consulting tribe(s) in relations to having a Tribal Monitor onsite during ground disturbing activities that disturb ground below the existing ground surface. To the extent that more than one affiliated consulting tribe(s) desires to monitor such activities, each Tribe shall be entitled to monitor, but the affiliated consulting Tribe(s) shall rotate monitoring shifts, such that only one tribal monitor need be present. When rotated, the non-required monitor may continue monitoring on a voluntary basis. Should the Tribal monitor choose not to monitor, or if the monitor is not present at the project location at the scheduled time, work may proceed without a monitor as long as the notification was made and documented.</i></u></p> <p>TCR-4: At least seven days in advance of ground disturbing activities, the applicant shall coordinate with the affiliated consulting tribes(s) in relations to having a Tribal Monitor onsite during ground disturbing activities that disturb ground below the existing ground surface. To the extent that more than one affiliated consulting tribe(s) desires to monitor such activities, the affiliated consulting Tribe(s) shall rotate monitoring shifts, such that only one tribal monitor need be present. When rotated, the non-required monitor may continue monitoring on a voluntary basis. Should the Tribal monitor choose not to monitor, or if the monitor is not present at the project location at the scheduled time, work may proceed without a monitor as long as the notification was made and documented.</p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Response to Section V(a): Less than Significant Impact with the incorporated mitigation measure CUL-1 through CUL-3 and TCR -1 through TCR-4.

SECTION XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project would not require or result in the relocation or construction of new or expanded water or, wastewater treatment facilities or expansion of existing storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects. The project would be served by the Highlands Mutual Water Company. The project will require compliance with all rules, regulations, policies, resolutions, costs and specifications that are in effect at the time service is requested. Therefore, less than significant impact related to these utilities and service systems would occur.
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project would have sufficient water supplies available to serve the project and reasonably foreseeable future. Therefore, no impact related to these utilities and service systems would occur.
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located next to sewer lines and would be served by Lake County Special Districts which has sufficient wastewater treatment capacity to serve the project. Less than significant impact.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project would generate a minimal amount of construction waste. Additionally, the project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project would be served by Clearlake Waste Solutions which has sufficient capacity to accommodate the project’s solid waste disposal needs. In addition, the proposed project would comply with federal, state, and local regulations regarding solid waste. Impacts would be less than significant .
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The proposed project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other local, state, and federal waste disposal standards. Impacts would be less than significant .
SECTION XX. WILDFIRE							
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>							
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the Office of the State Fire Marshal Online Portal (https://egis.fire.ca.gov/FHSZ/) and the County of Lake, CA GIS Fire Hazard Zone (https://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=e68893fda34e495ab5f053f6a96b305c), the project parcel is not located within a known Fire Hazard Severity Zone. According to the above databases, the project is located within a “Non-Wildland/Non-Urban Area. Additionally, the project will adhere to all applicable Federal, State, and local agency requirements, including the CA Building Code and the Lake County Fire Protection Districts requirements. Therefore, the project will not substantially impair an adopted emergency response plan or emergency evacuation plan. Less Than Significant Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not exacerbate wildfire risks and/or expose persons to pollutant concentrations in the event of a wildfire in the area. Additionally, the applicant will adhere to all Federal, State, and local fire requirements/regulations, including all mitigation measures and/or conditions of approval imposed on such use. Less than Significant Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All infrastructure will be routinely maintained to ensure all Federal, State, and local agency requirements are being satisfied, including all necessary City Codes and/or regulations. Additionally, prior to operation the applicant(s) will make all necessary improvements to the project site, such as access/roadways, fuels breaks, and emergency water source/water tanks. Less than Significant Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Even though a small portion/fraction of the Northeast corners appears to be within a known flood zone. However, the project area to be developed is not located within the vicinity of known waterways nor is it located within a designated flood zone. Therefore, the risk of flooding/runoff, landslides, slope instability, or drainage changes would not be increased due to this project. Less Than Significant Impact

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
SECTION XXI. MANDATORY FINDINGS OF SIGNIFICANCE							
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural/tribal resources with the incorporated mitigation measures described above. Therefore, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project-related impacts. The implementation of and compliance with all mitigation measures identified in each section as project conditions of approval would avoid or reduce all potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts on habitat of fish and/or wildlife species or cultural resources, nor will the project contribute to factors that would harm the environment or add to any wildfire risk.
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All potentially significant impacts have been identified related to, Aesthetics, Air Quality, Cultural Resources, Tribal Resources; Geology & and Soil; Noise & Vibrations. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. The implementation of and compliance with all mitigation measures identified in each section as project conditions of approval would avoid or reduce all potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated with, Aesthetics, Air Quality, Cultural Resources, Tribal Resources; Geology & Soil; and Noise & Vibrations have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant impact levels.

INITIAL STUDY SUMMARY: Based on the review of the proposed project site and surrounding area, appropriate mitigation measures were identified to mitigate potentially significant impacts to a level below adversity for Aesthetics, Air Quality, Cultural Resources, Tribal Resources; Geology & and Soil; Noise & Vibrations. Assuming implementation of the identified measures and standard conditions of project approval of the City of Clearlake and other pertinent agencies, no adverse impacts are anticipated.

Attachment A

Preliminary Site and Elevation Plans

DRIVE-THRU CAR WASH AND GAS STATION ISLAND WITH CANOPY

14975 OLYMPIC DRIVE, CLEARLAKE, CA 85422

GENERAL NOTES, REGULATIONS AND STANDARDS:

ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF TITLE-24 OF THE CALIFORNIA CODE OF REGULATIONS, KNOWN AS THE CALIFORNIA BUILDING STANDARD CODE - PART 1 THRU PART 6 & PART 9 NAMELY: 2022 EDITIONS OF CSBAC, CBC, CEC, CMC, CPC, CALIFORNIA ENERGY CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING STANDARD CODE, CALIFORNIA BUILDING CODE AND THE CLEARLAKE MUNICIPAL CODE.

THIS PROJECT SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN THIS INFORMATION DIRECTLY FROM THE LOCAL BUILDING DEPARTMENT AND REGULATORY AGENCIES.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE PERFORMING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ERRORS AND OMISSIONS IN THE DRAWINGS WHEN PERFORMING THE WORK. THE CONTRACTOR NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS. WHERE DISCREPANCIES APPEAR, THE MORE STRINGENT SHALL APPLY. DETAILS AND CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE PER UBC "CONVENTIONAL BUILDING STANDARDS".

DESIGN CODES

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS, TITLE-24, CALIFORNIA BUILDING STANDARDS COMMISSION (CBCS) - PARTS 1 THRU PART 12

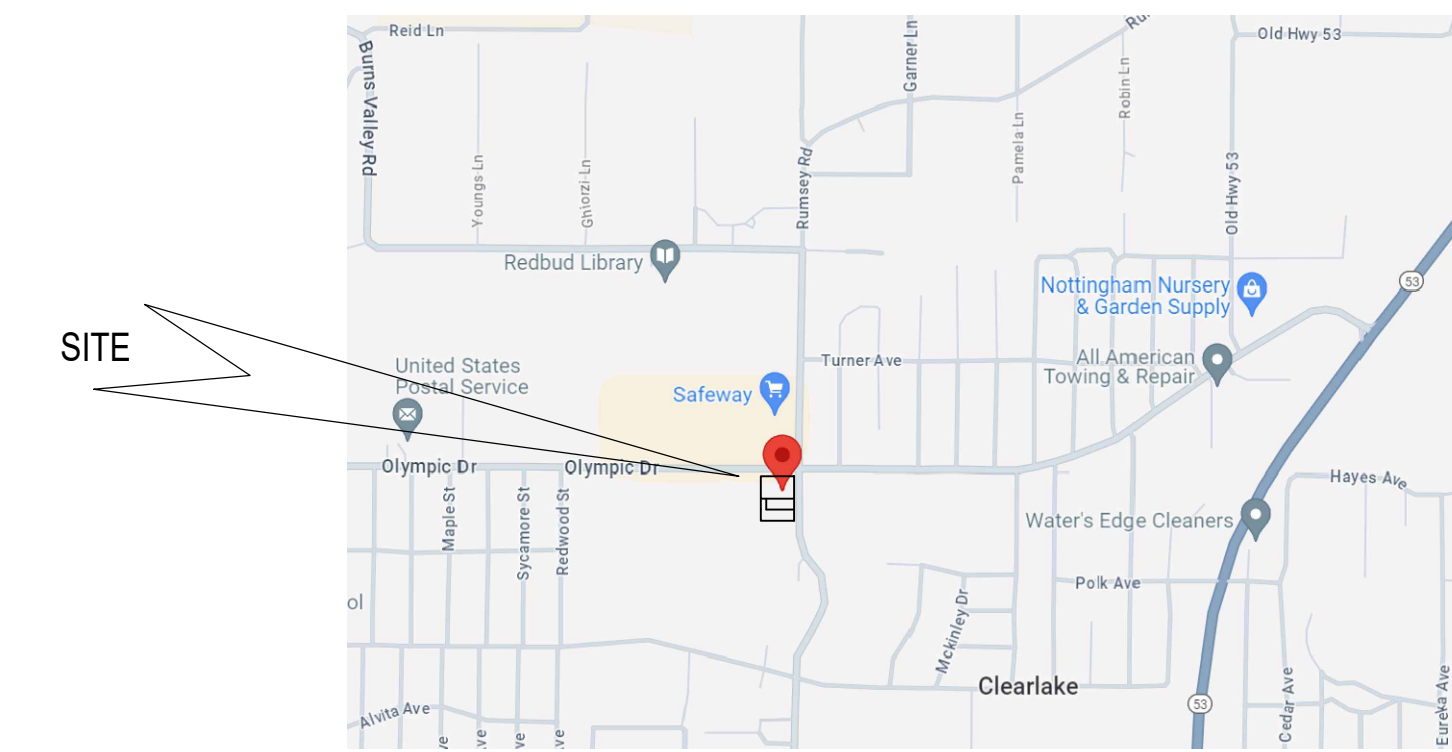
- A. PART 1 - CALIFORNIA ADMINISTRATIVE CODE
- B. PART 2, VOLUME 1 OF 2 - CALIFORNIA BUILDING CODE (CBC)
- C. PART 2, VOLUME 2 OF 2 - CALIFORNIA BUILDING CODE (CBC)
- D. PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)
- E. PART 4 - CALIFORNIA MECHANICAL CODE (CMC)
- F. PART 5 - CALIFORNIA PLUMBING CODE (CPC)
- G. PART 6 - CALIFORNIA ENERGY CODE
- H. PART 9 - 2016 CALIFORNIA FIRE CODE
- I. PART 10 - CALIFORNIA CODE FOR BUILDING CONSERVATION
- J. PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
- K. PART 12 - CALIFORNIA REFERENCED STANDARDS CODE (CALGreen)

ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA CODE OF REGULATIONS (CCR), OFFICE OF ADMINISTRATIVE LAW.

- A. TITLE 19 C.C.R., PUBLIC SAFETY
- B. TITLE 24 C.C.R., BUILDING STANDARDS CODE

ALL WORK SHALL COMPLY WITH THE CURRENT FOLLOWING AUTHORITIES AND THEIR STANDARDS:

- A. BUILDING & SAFETY DIVISION
- B. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
- C. PUBLIC WORKS DEPARTMENT
- D. FIRE DEPARTMENT
- E. AMERICANS WITH DISABILITIES ACT - (ADA)



VICINITY MAP
N.T.S.

REVISIONS	BY
△	
△	
△	

3565 OLD HWAY 53
 CLEARLAKE, CA 85422

PROJECT

MERGED GAS PUMP
 AND CARWASH
 SITE PLAN

PROJECT DATA

PROJECT OWNER: NORCAL FUELWORXZ INC.
 LOCATION: 14975 OLYMPIC DRIVE, CLEARLAKE CA 95422
 CURRENT ZONING: C (COMMERCIAL)
 APN #: 039-550-510-000, 039-550-200-000
 TOTAL LOT AREA: 2.0 Ac, 0.49 Ac

PARKING REQUIRED PER USE LIST = GAS STATION WITH CONV. STORE @ 1/200 S.F. (26)

RESTAURANT @ 1/60 S.F. DINING AREA + 1/100 S.F. KITCHEN (8)

CAR WASH: 3 SPACES + 2 SPACES PER BAY (18-20.090, TABLE 23.) (5)

PARKING PROVIDED: 72 SPACES (INCLUDING PROPOSED VACUUM STATION, PLUS MINIMUM 10-CAR QUEUE FOR DRIVE-THROUGH)

TYPE OF CONSTRUCTION: V-B
 SPRINKLER: YES
 STORIES: ONE

SCOPE OF WORK:

NEW CONSTRUCTION OF 3,470 SQUARE FOOT GAS PUMP ISLAND WITH CANOPY AND 3,600 SQUARE FEET CARWASH.

BUILDING AREA TABULATION:

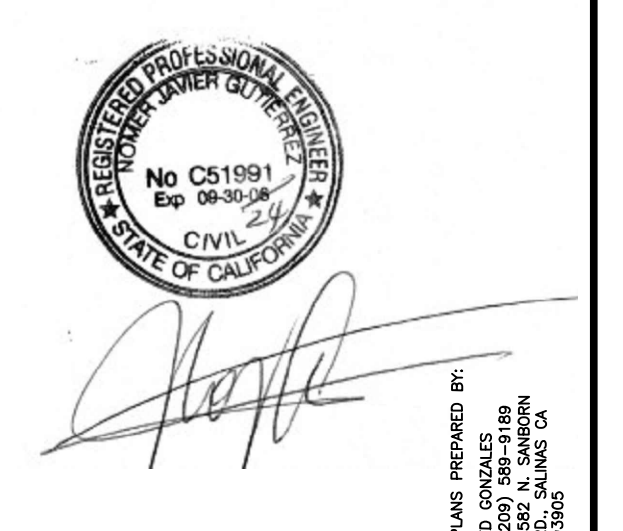
CONVENIENCE STORE W/GAS STN	5,106 SF
QUICK SERVE FOOD (DINING AREA)	1,286 SF
QUICK SERVE FOOD (KITCHEN AREA)	795 SF
CASHIER AREA	430 SF
C-STORE AREA	7,617 SF
CARWASH OFFICE	588 SF
CARWASH EQUIPMENT ROOM	852 SF
CARWASH AREA	2,160 SF
TOTAL CARWASH AREA	3,600 SF
TOTAL BUILDING AREA	11,217 SF

INDEX OF DRAWINGS

SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	SITE PLAN
C1.0	GRADING PLAN
A1.0	GAS PUMP FLOOR PLAN
A2.0	CARWASH FLOOR PLAN
A3.0	CARWASH ELEVATION FRONT AND REAR
A3.1	CARWASH ELEVATION RIGHT AND LEFT
A4.0	RENDERING - GAS PUMP
A4.1	RENDERING - CAR WASH
A4.2	SITE PICTURES
LS1.0	LANDSCAPING PLAN

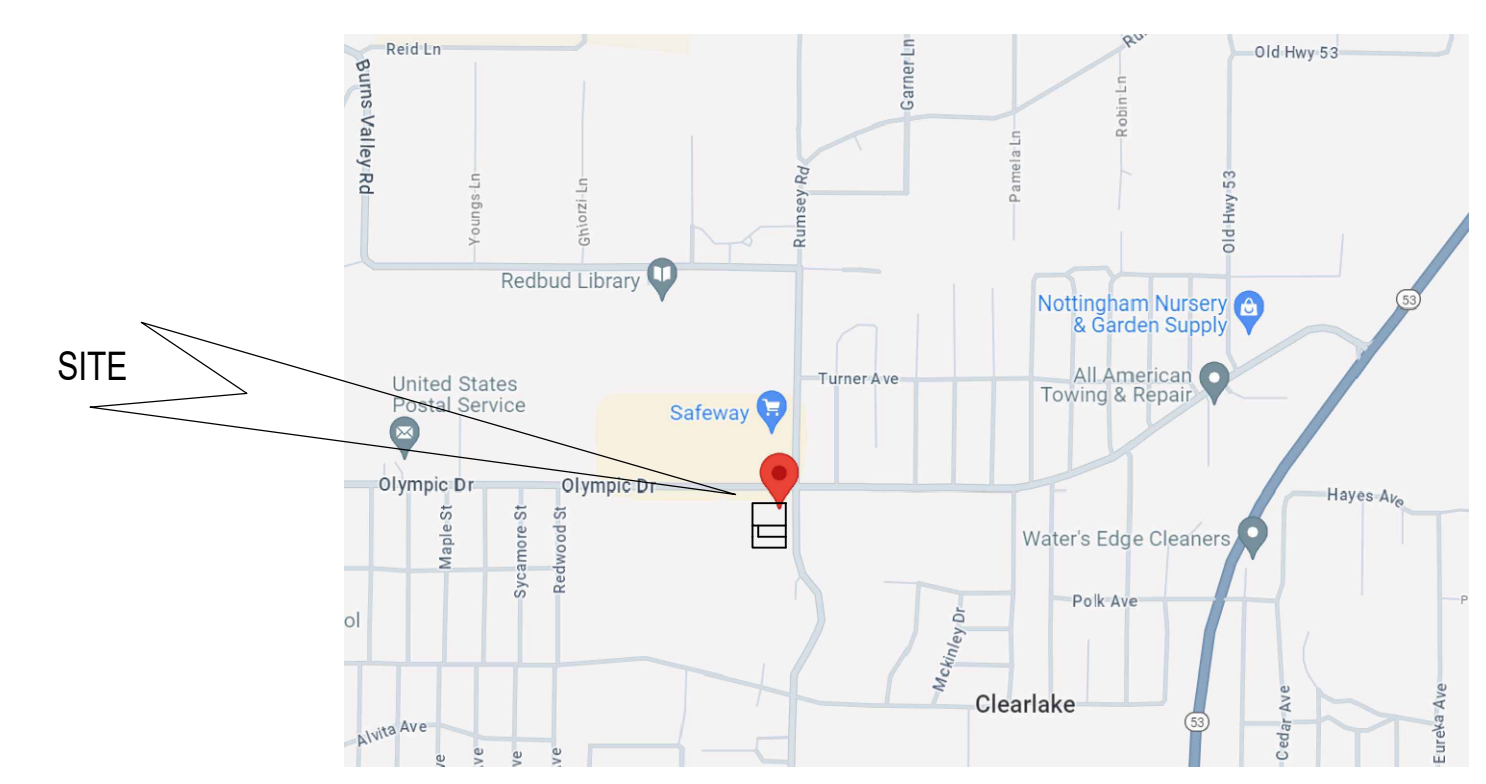
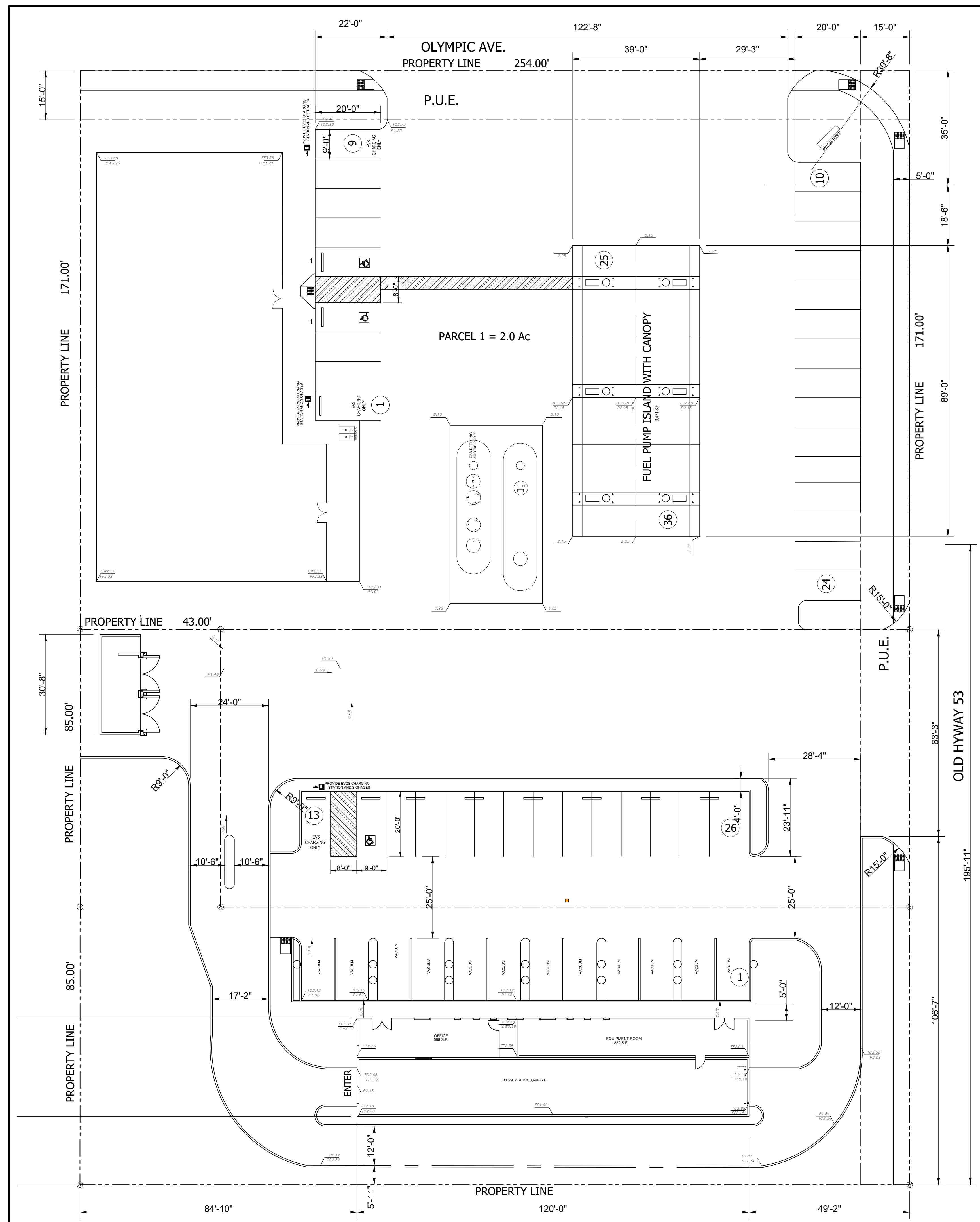
CONTACTS:

OWNER:
 NORCAL FUELWORXZ INC.
 1729 CRYSTAL CT.,
 OLIVEHURST, CA 95916
 CONTACT PERSON: TONY MEHROKE
 TEL.: 916-753-0177
 E-MAIL: tonymehroke@yahoo.com



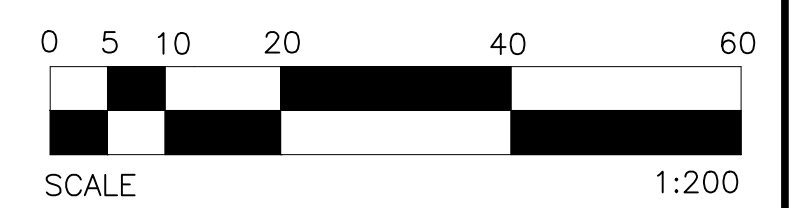
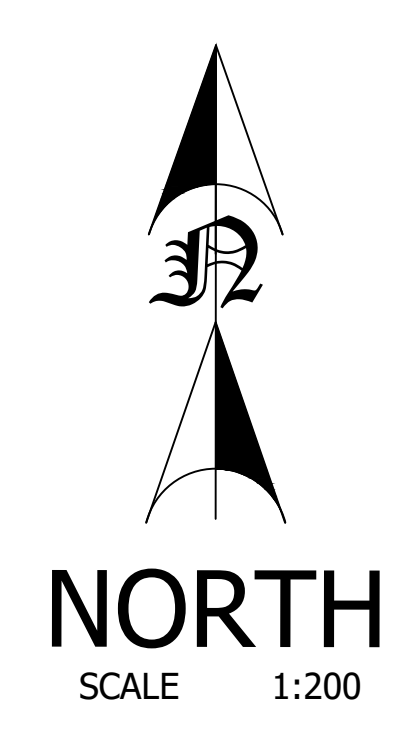
PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

C0.0
 SHEET-NUMBER



VICINITY MAP
N.T.S.

- LEGEND:**
- GRASS/LANDSCAPE AREA
 - BIKE RACK
 - SIGN ON POLE (SEE DETAILS)
 - STAMPED CONCRETE
 - EV CHARGING STATION
 - DETECTABLE WARNINGS (TACTILE, U.N.O.)
 - 8 PARKING SPACE COUNT
 - PROPERTY CORNER
 - PROPERTY LINE
 - FENCE (CHAIN LINK, U.N.O.)
 - GRAVEL GROUND COVER



REVISIONS	BY
△	
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14975 OLYMPIC DRIVE
CLEARLAKE, CA 95422

PROJECT

SITE PLAN

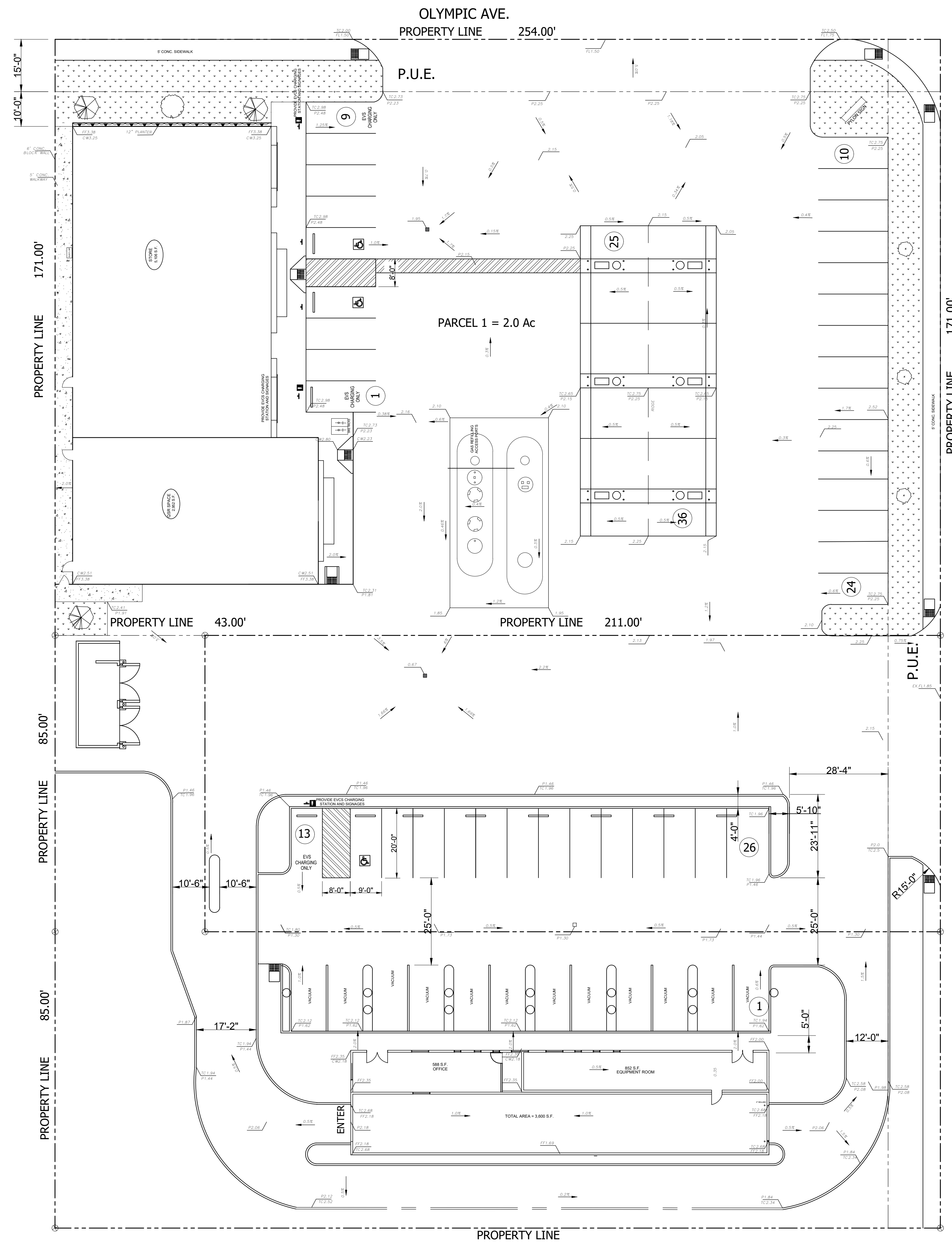


PLANS PREPARED BY:
ED GONZALES
1502 N. SHAWAN
SUNNING CA
93005

PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

C0.1

SHEET-NUMBER



GENERAL NOTES:

1. ALL WORKS CONFORM TO THE CITY OF CLEARLAKE LATEST ORDINANCE ON GRADING AND CONSTRUCTION.
2. SUBMITTAL DOCUMENTS SHALL AT A MINIMUM, CONFORM TO ALL OF SECTIONS 107 AND 110 OF THE CALIFORNIA BUILDING CODE, INCLUDING THE FOLLOWING:
 - 2.1. GRADING PLAN WITH SITE PLAN SHOWING TO SCALE THE SIZE AND LOCATION OF NES CONSTRUCTION.
 - 2.2. HORIZONTAL AND VERTICAL DISTANCES AND ELEVATIONS IN RELATION TO THE PROPERTY LOT LINES FOR TOPOGRAPHICAL CONTROL.
3. THE CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ALL WORK WITHIN THE STREET RIGHT -OF-WAY. TEMPORARY A.C. PAVING SHALL BE PLACED WHERE SIDEWALK REMOVAL EXTEND LONGER THAN TWENTY-FOUR (24) HOURS AS DIRECTED BY THE CITY INSPECTOR.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE UTILITIES OF EVERY NATURE WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE.
5. TEMPORARY TRAFFIC CONTROL AND PEDESTRIAN ACCESS SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL CONFORM TO THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT'S LATEST PUBLIC CONVENIENCE AND TRAFFIC CONTROL SPECIFICATION SHEET, THE WATCH MANUAL AS PUBLISHED BY THE APWA, CHAPTER 33 OF THE CBC AND THE REQUIREMENTS OF THE CITY ENGINEER.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED, RELOCATED OR REMOVED TO THE SATISFACTION OF THE CITY ENGINEER.

REVISIONS	BY
△	
△	
△	

PROJECT
3565 OLD HIWAY 53
 CLEARLAKE, CA 85422

GRADING PLAN

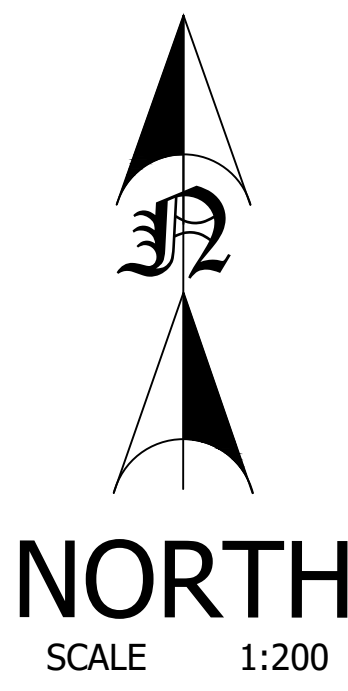
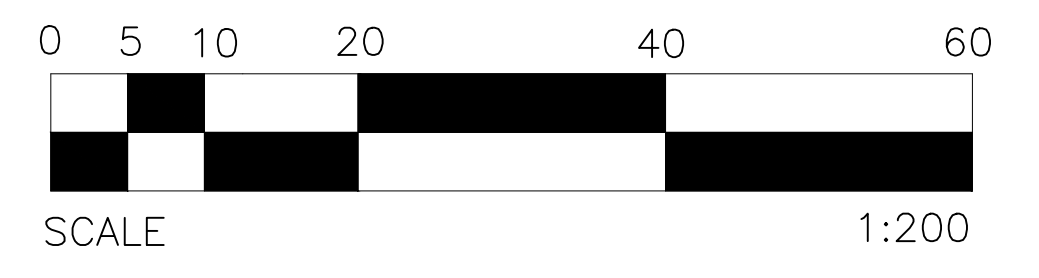


PLANS PREPARED BY:
 ED GONZALEZ
 LICENSE NO. C51991
 CIVIL
 STATE OF CALIFORNIA

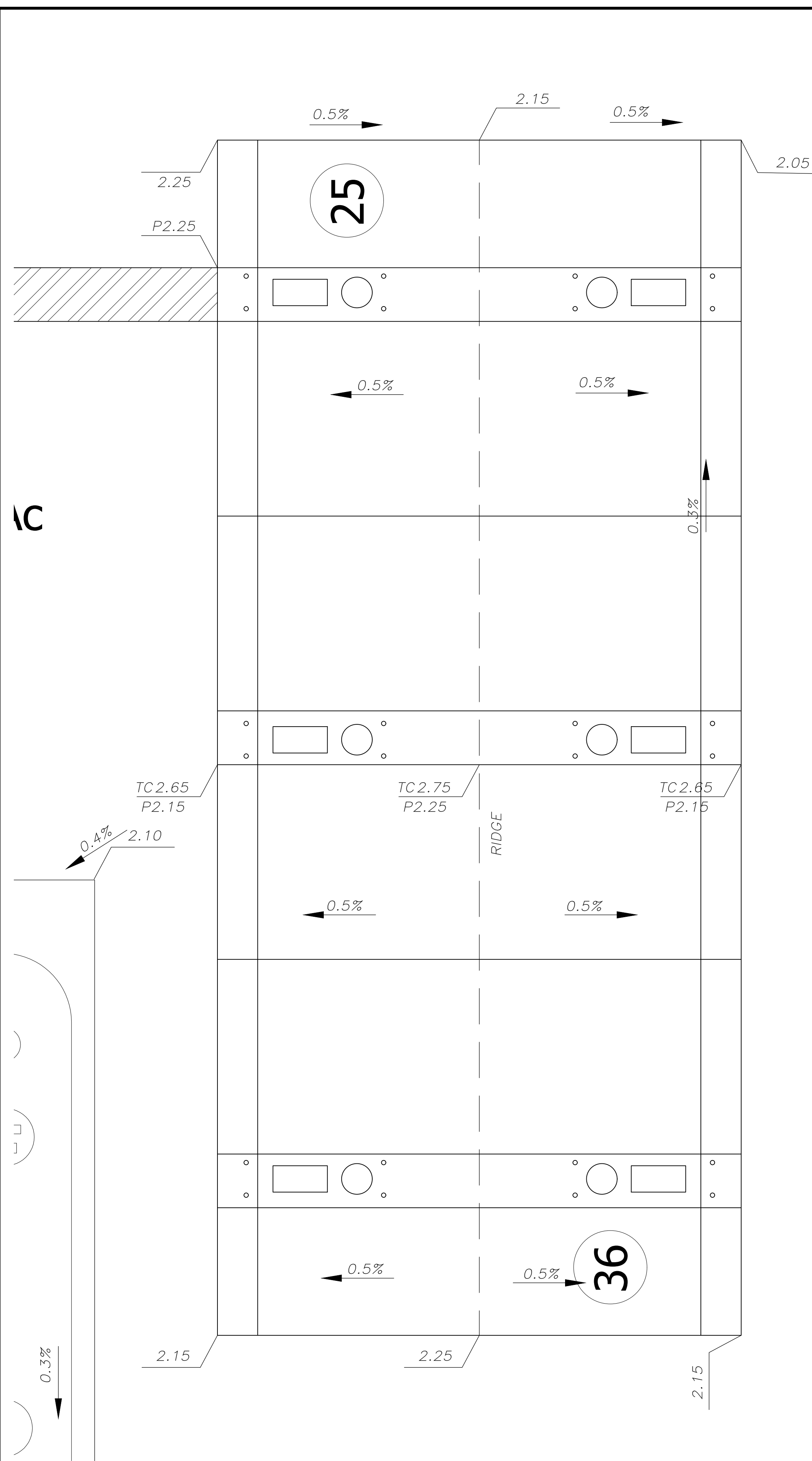
PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

C1.0

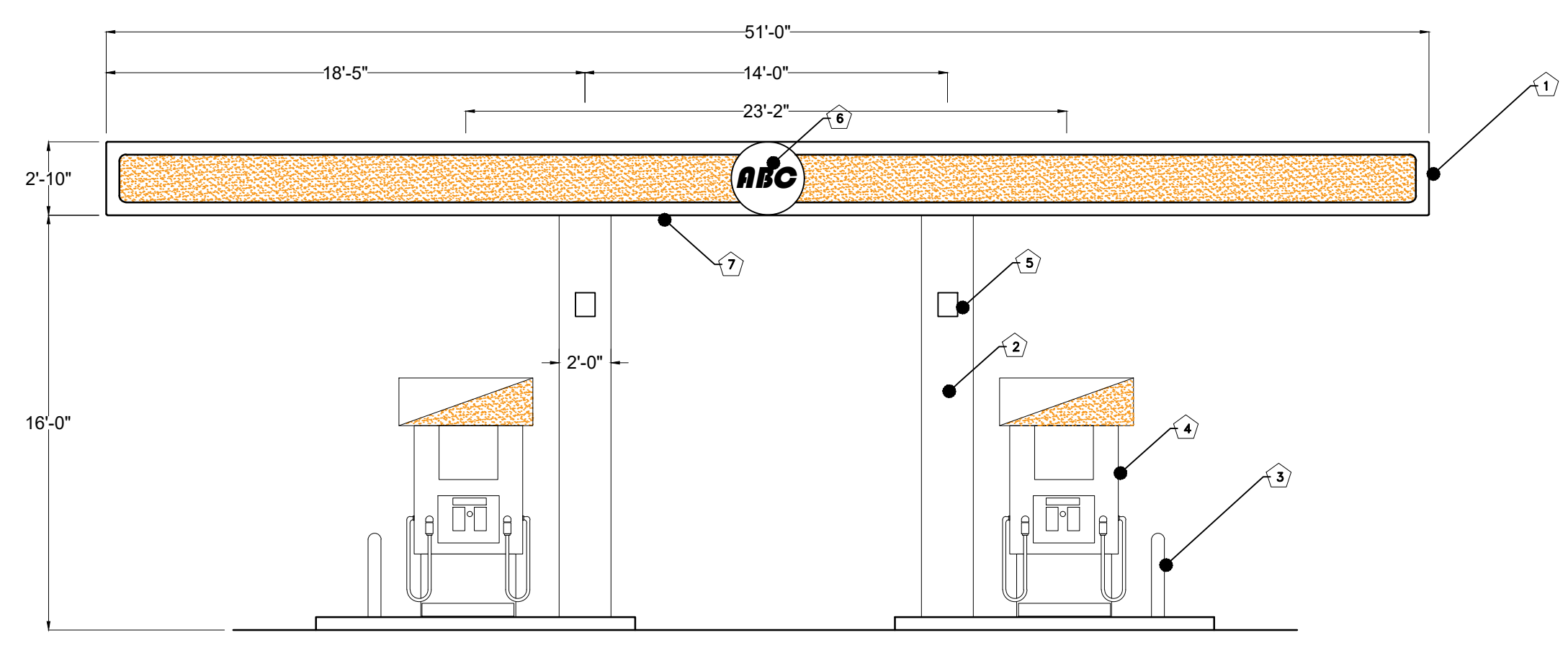
SHEET-NUMBER



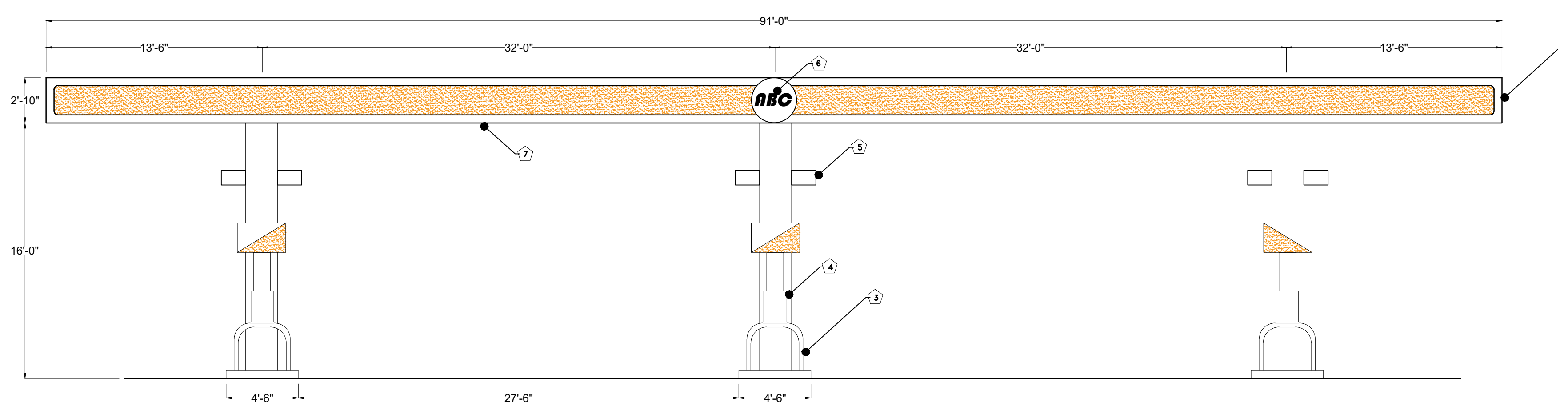
OLD HIWAY 53



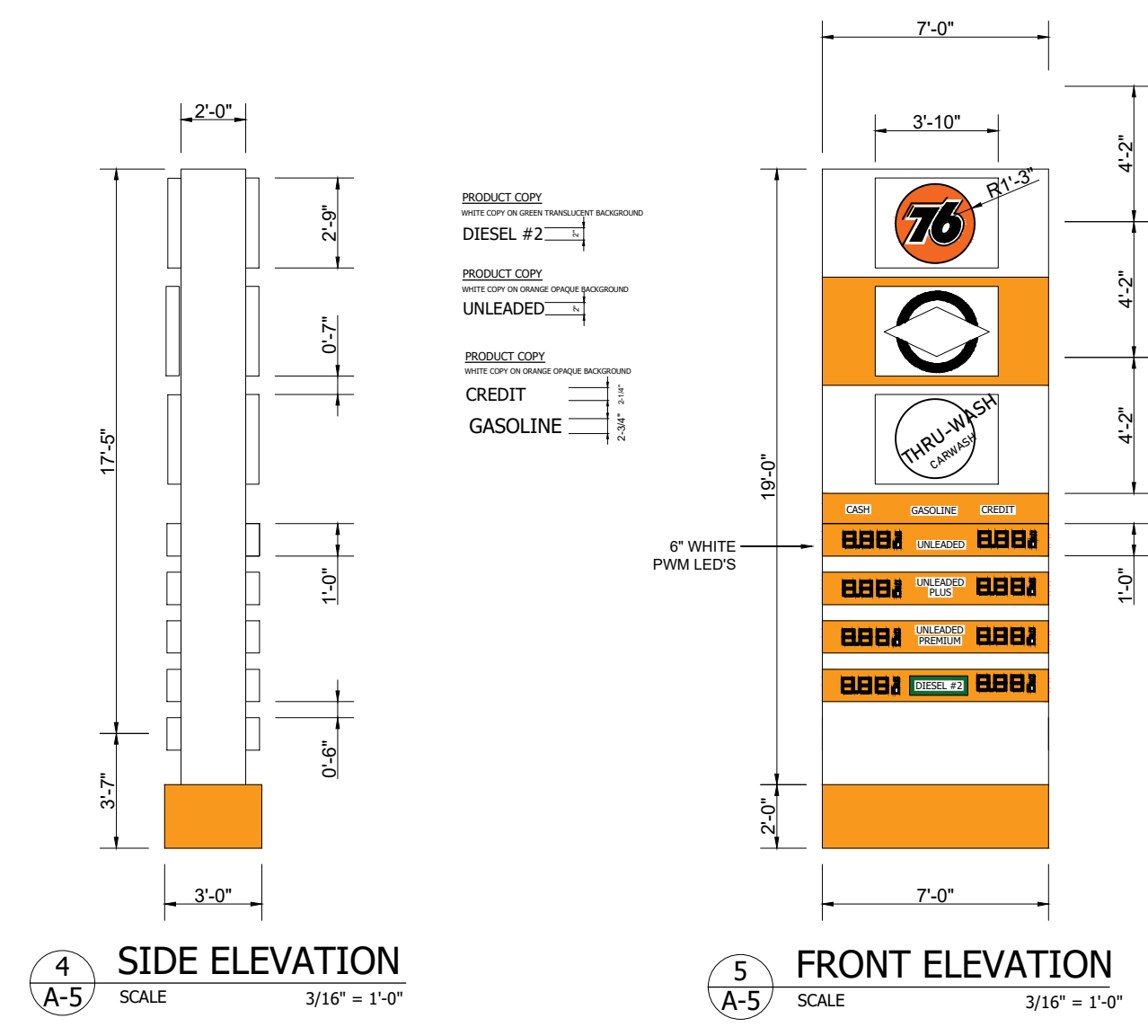
1 PUMP STATION LAYOUT
 SCALE 3/16" = 1'-0"
 E-4



2 PUMP STATION SIDE ELEVATION
 SCALE 3/16" = 1'-0"
 A-1



3 PUMP STATION FRONT ELEVATION
 SCALE 3/16" = 1'-0"
 A-1



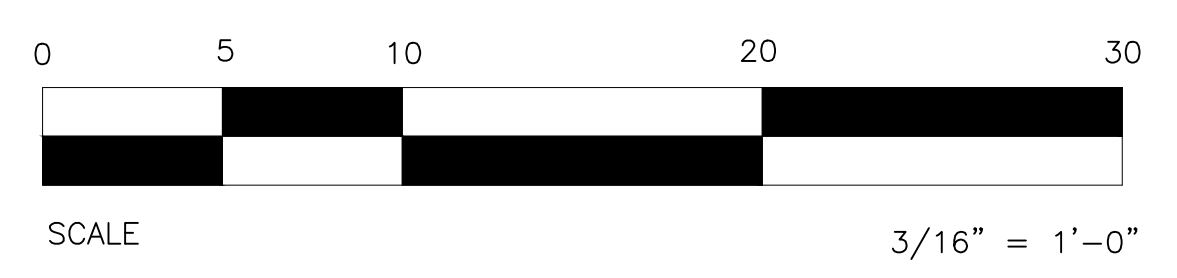
MONUMENT SIGN

KEY NOTES:

- 1. CANOPY ACM FASCIA PANEL W/15" PRINTED BULLNOSE DECAL AND SILVER LED
- 2. FURRED-OUT CANOPY COLUMN W/PLASTER FINISH
- 3. 3" BOLLARD
- 4. FUEL DISPENSER
- 5. DISPENSER NUMBERING SYSTEM
- 6. 20"H ALUMINUM CHANNEL LETTERS W/LED INTERNAL ILLUMINATION
- 7. CANOPY UNDER DECKING

COLOR LEGEND:

- BP PEARL - BENJAMIN MOORE, 0C-8, ELEPHANT TUSK - P28 DTM
- BP YELLOW - BENJAMINE MOORE, 2022-10, YELLOW - P28 DTM
- BENJAMINE MOORE, 2123-70, ICE MIST - P28 DTM



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△	
△	
△	

PROJECT
 3565 OLD HWAY 53
 CLEARLAKE, CA 85422

FLOOR PLAN



PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

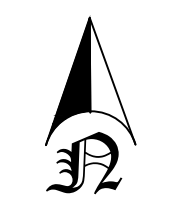
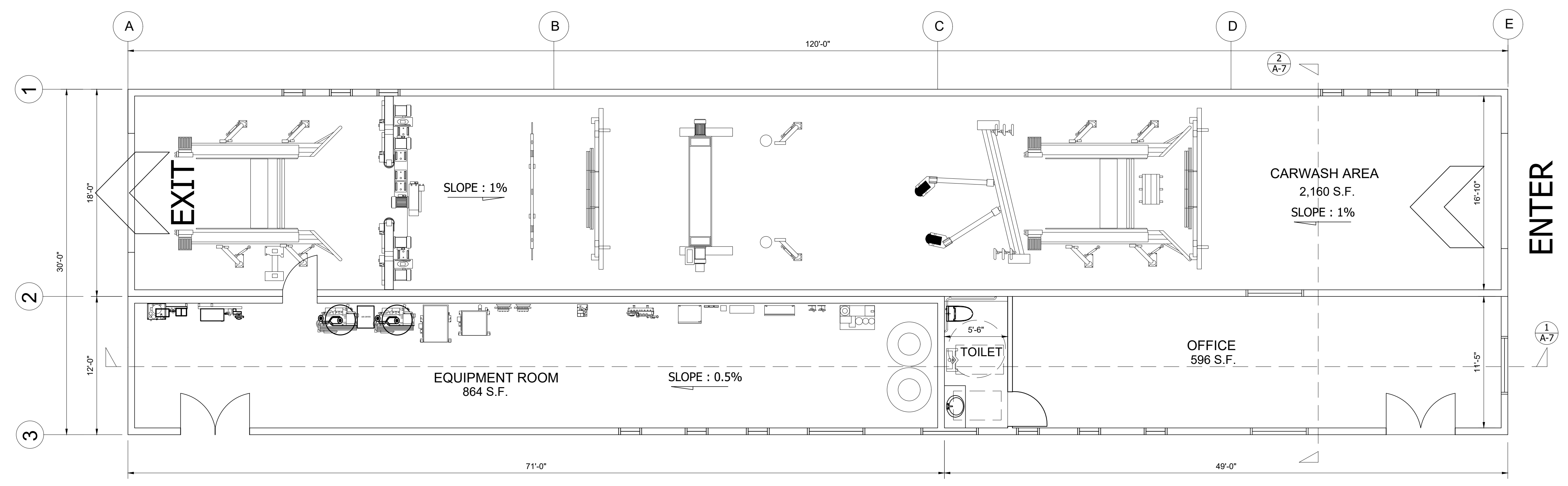
A1.0

SHEET-NUMBER

PLANS PREPARED BY:
 EMG
 10000 WILSON BLVD
 SUITE 100
 CLEARLAKE, CA 94505
 925-261-0300

DRIVE-THRU CAR WASH
 14975 OLYMPIC DRIVE, CLEARLAKE, CA 85422

REVISIONS	BY
△	
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△	



1 CAR WASH FLOOR PLAN
 A-1 SCALE 3/16" = 1'-0"

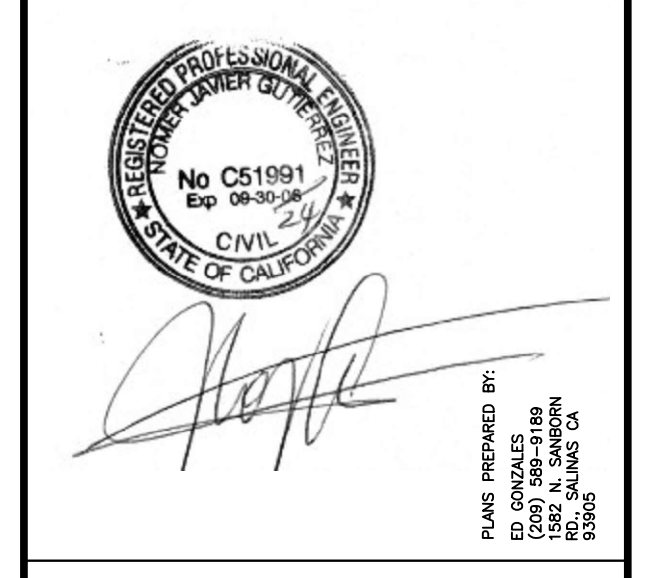
- EQUIPMENT ROOM LIST:** ○
- EQUIPMENT AIR PANELS
 - MAIN AIR MANIFOLD
 - AUTODATA CARWASH CONTROLLER
 - LOW HORSE POWER PANEL
 - ANTI-COLLISION CONTROL BOX
 - EQUIPMENT FLASHERS
 - GLOW WASH PANEL
 - ACCUSHOT DILUTION SYSTEM
 - WATER PUMP
 - WATER PUMP
 - SINGLE DILUTION CENTER
 - SINGLE NON-FOAM DILUTION STATION
 - SINGLE NON-FOAM DILUTION STATION
 - 2-4PORT NON-FOAM DILUTION STATION
 - SINGLE HIGH PRESSURE PUMP STATION
 - DUAL HIGH PRESSURE PUMP STATION
 - 2-AIR COMPRESSOR
 - AIR DRYER
 - HIGH HORSEPOWER PANEL
 - DRY-N-SHINE CONTROL PANEL
 - SPIN SHINE CONTROL PANEL
 - HYDRAULIC UNIT
 - 2-WATER STORAGE TANK
 - R/O SPOT FREE UNIT
 - RECLAIMER UNIT

- CAR WASH EQUIPMENT LIST:** □
- ROLLER COLLECTOR
 - AUTO DOLLIE TREADLE
 - XD CONVEYOR
 - HIGH PRESSURE PREP GUNS
 - MANUAL PREP GUN
 - ENTRANCE PHOTO EYES
 - GRAND ENTRY ARCH
 - ALPHA WTA
 - UNDERCARRIAGE
 - ACCELERATOR TOP WHEEL
 - BULLDOG WHEEL BRUSH ELECTRIC
 - HIGH PRESSURE WHEEL BLASTERS
 - TRIPLE FOAM STREAMERS
 - MOTOR CITY LOW RIDER ELECTRIC
 - CROSSOVER WRAP AROUND ELECTRIC
 - ACCELERATOR TOP WHEEL
 - SINGLE FOAMER
 - MOTOR CITY HIGH BOYS ELECTRIC
 - AXIS II ARCH
 - GRAND ENTRY ARCH
 - COLOR SKIN ARCH
 - COLOR SKIN ARCH
 - 90 HP PROFILER AIR ONE DRYER SYSTEM
 - DRY-N-SHINE TOP WHEEL
 - SPIN SHINE ELECTRIC

- GENERAL NOTES:**
- VERIFY WITH CAR WASH EQUIPMENT SUPPLIER ON EQUIPMENT DETAILS AND SPECIFICATIONS.
 - VERIFY WITH CAR WASH EQUIPMENT SUPPLIER ON FLOOR DRAIN DETAIL REQUIREMENT.

PROJECT
 3565 OLD HWAY 53
 CLEARLAKE, CA 85422

FLOOR PLAN

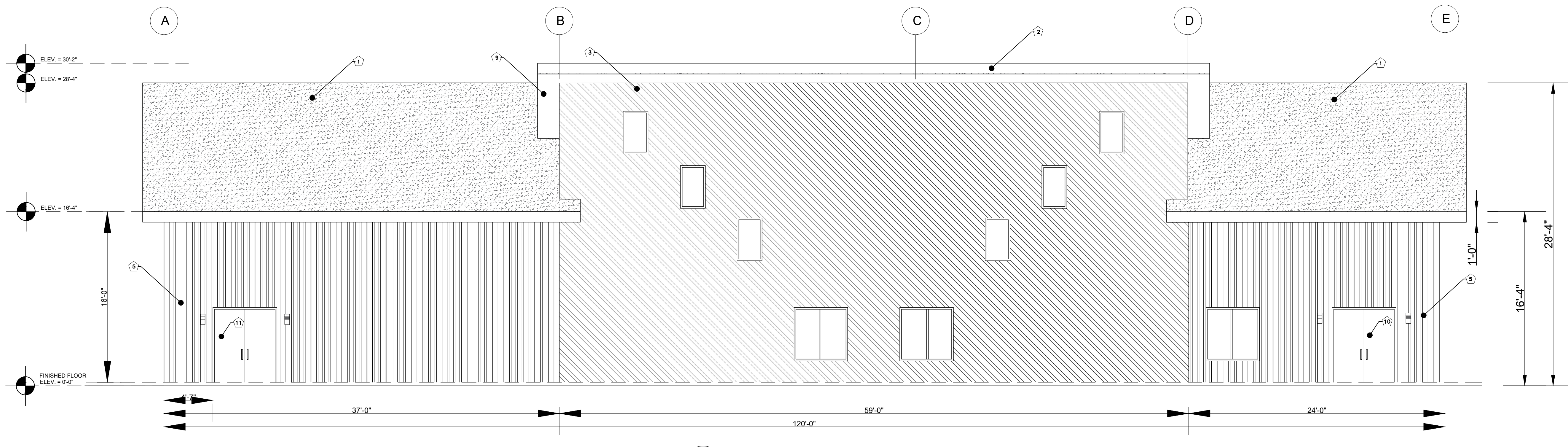


PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

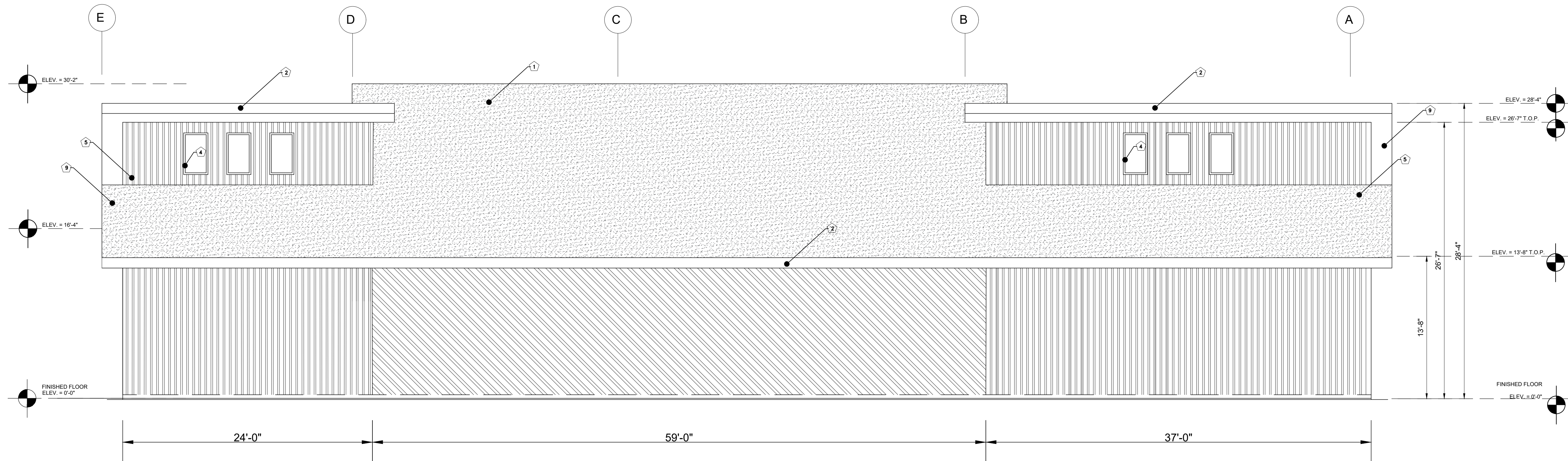


A2.0
 SHEET-NUMBER

DRIVE-THRU CAR WASH
14975 OLYMPIC DRIVE, CLEARLAKE, CA 85422



1 FRONT ELEVATION
A-3.0 SCALE 3/16" = 1'-0"



2 REAR ELEVATION
A-3.0 SCALE 3/16" = 1'-0"



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△	

PROJECT
3565 OLD HIWAY 53
CLEARLAKE, CA 85422

ELEVATION

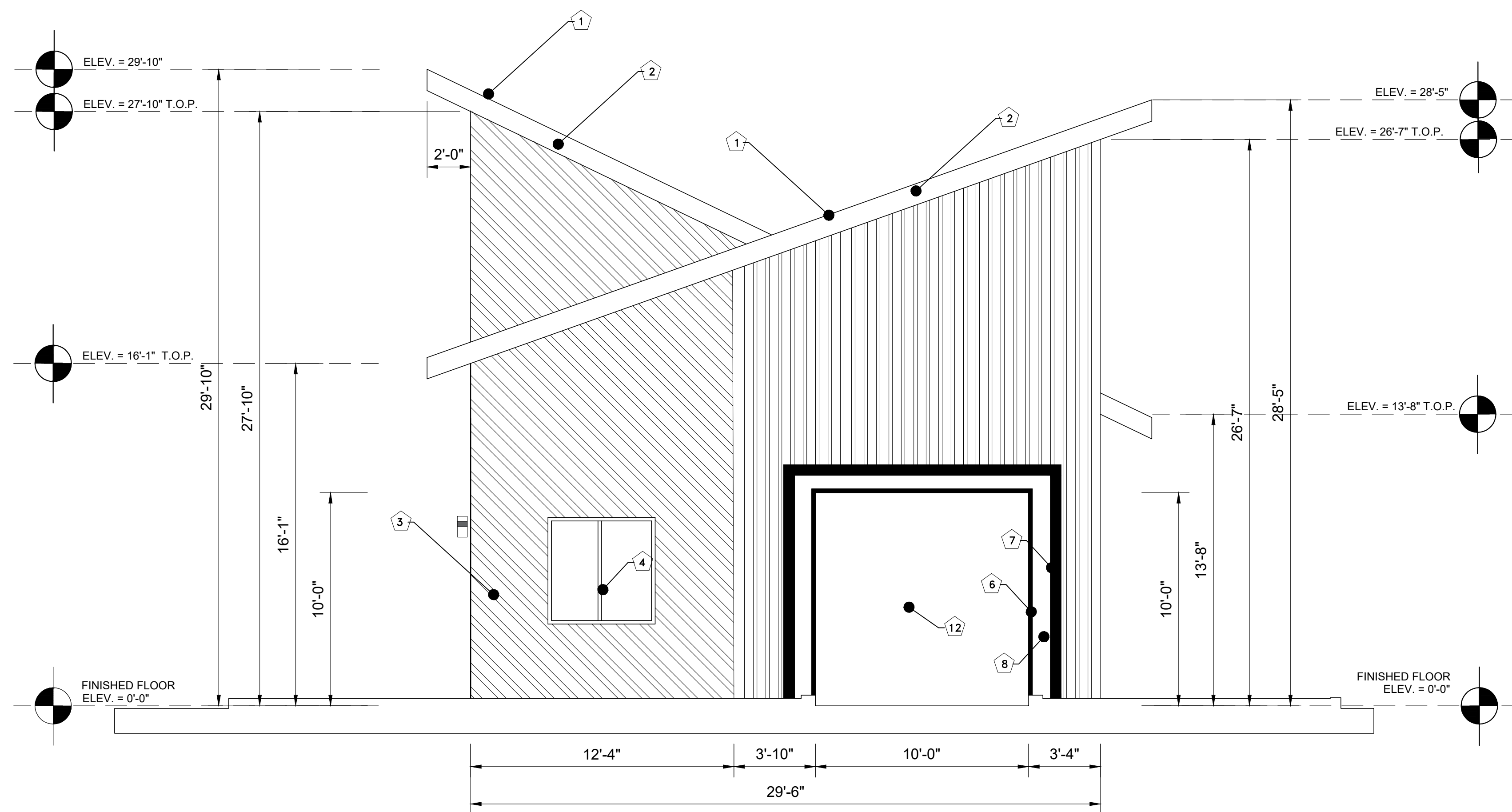


PLANS PREPARED BY:
EDOUARD J. GONZALEZ, PE
CLEARLAKE, CALIFORNIA
06/30/2018

PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

A3.0

SHEET-NUMBER



1 RIGHT ELEVATION
A-3.1 SCALE 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE:

- ROOF FINISH: GAF RUBEROID TORCH SMOOTH OR EQUAL OVER MEMBRANE PRIMER OVER ROOFING INSULATION OVER APA APPROVED SHEETING
- FACIA BOARD: HARDISORFIT SNOW OWL DECORATIVE PANEL OR 2X12 DF#1 OR EQUAL
- EXTERIOR WALL FINISH: MS PBR PANEL (PATRIOT RED) OR EQUAL, 26 GA., MS COLORFAST45 COATED OR EQUAL AND DIAGONALLY INSTALLED OVER APA RATED SHEATHING W/ 8D COMMON NAILS AT 6" O.C. AT EDGES AND AT 12" O.C. ON FIELD. SHEARWALL IS TO EXTEND TO ROOF. PROVIDE 5/8" X 10" ANCHOR BOLTS AT 32" O.C. ALL SHEARWALLS ARE TO BE FULLY BLOCK. SHEAR NAILING: 16D @ 4" O.C.
- WINDOW: FIXED GRID VINYL WHITE LOW-E U.N.O.
- EXTERIOR WALL FINISH: MS PBR PANEL (ACRYLIC COATED GALVALUME®) (41), 26 GA., MS COLORFAST45 COATED OR EQUAL VERTICALLY INSTALLED OVER APA RATED SHEATHING W/ 8D COMMON NAILS AT 6" O.C. AT EDGES AND AT 12" O.C. ON FIELD. SHEARWALL IS TO EXTEND TO ROOF. PROVIDE 5/8" X 10" ANCHOR BOLTS AT 32" O.C. ALL SHEARWALLS ARE TO BE FULLY BLOCK. SHEAR NAILING: 16D @ 4" O.C.
- DOOR TRIM: 2"x10"x2" BENDED MS PBR SHEET (ACRYLIC COATED GALVALUME®) (41), 24 GA., MS COLORFAST45 COATED OR EQUAL
- DOOR TRIM: 2"x6"x2" BENDED MS PBR SHEET (ACRYLIC COATED GALVALUME®) (41), 24 GA., MS COLORFAST45 COATED OR EQUAL
- DECORATIVE WALL TRIM: MS PBR SHEET (OCEAN BLUE), 26 GA., MS COLORFAST45 COATED OR EQUAL
- EAVES: DURACLAD PVC INTERLOCKING LINER PANEL, WHITE
- DOOR: 3068 SELF-CLOSING DOUBLE DOOR, FRAMELESS, TEMPERED GLASS WITH MAGNETIC LOCK
- DOOR: 1-1/2-HR FIRE-RATED HOLLOW-CORE STEEL DOOR, SELF-CLOSING WITH PANIC HARDWARE, ACRYLIC COATED GALVALUME® (41) FINISH OR EQUAL
- CAR WASH ROLL-UP DOOR: WHITE WAYNE DALTON CLASSIC STEEL MODEL 9100 10-FT X 10-FT INSULATED RANCH STYLE GARAGE DOOR. SEE CODE REQUIREMENT FOR FIRE AND WIND COMPLIANCE



INTERIOR FINISH SCHEDULE:

- WALL FINISH: SHERWIN-WILLIAMS PAINT COLORS, SWISS COFFEE 7002-16, OR EQUAL
- CEILING FINISH: SHERWIN-WILLIAMS PAINT COLORS, NAVAJO WHITE HGSW4046 OR EQUAL
- TOILET FLOOR FINISH: STAINMASTER - CALACATTA SILVER 12-IN X 24-IN MATTE PORCELAIN MARBLE LOOK FLOOR TILE (1.95-SQ. FT/PIECE), SLIP-RESISTANT OR EQUAL
- TOILET WALLS FINISH: SATORI 12X24, BRILLIANT WHITE MOTION GLOSSY RECTIFIED CERAMIC TILE OR EQUAL
- FLOOR FINISH: GRIND AND SEAL BARE CONCRETE FLOOR WITH BONDREY PENETRATING PERMANENT CONCRETE SEALER OR EQUAL
- WALL FINISH: VALSPAR ULTRA INTERIOR PAINT, WASHABLE, SEMI-GLOSS WHITE OR EQUAL

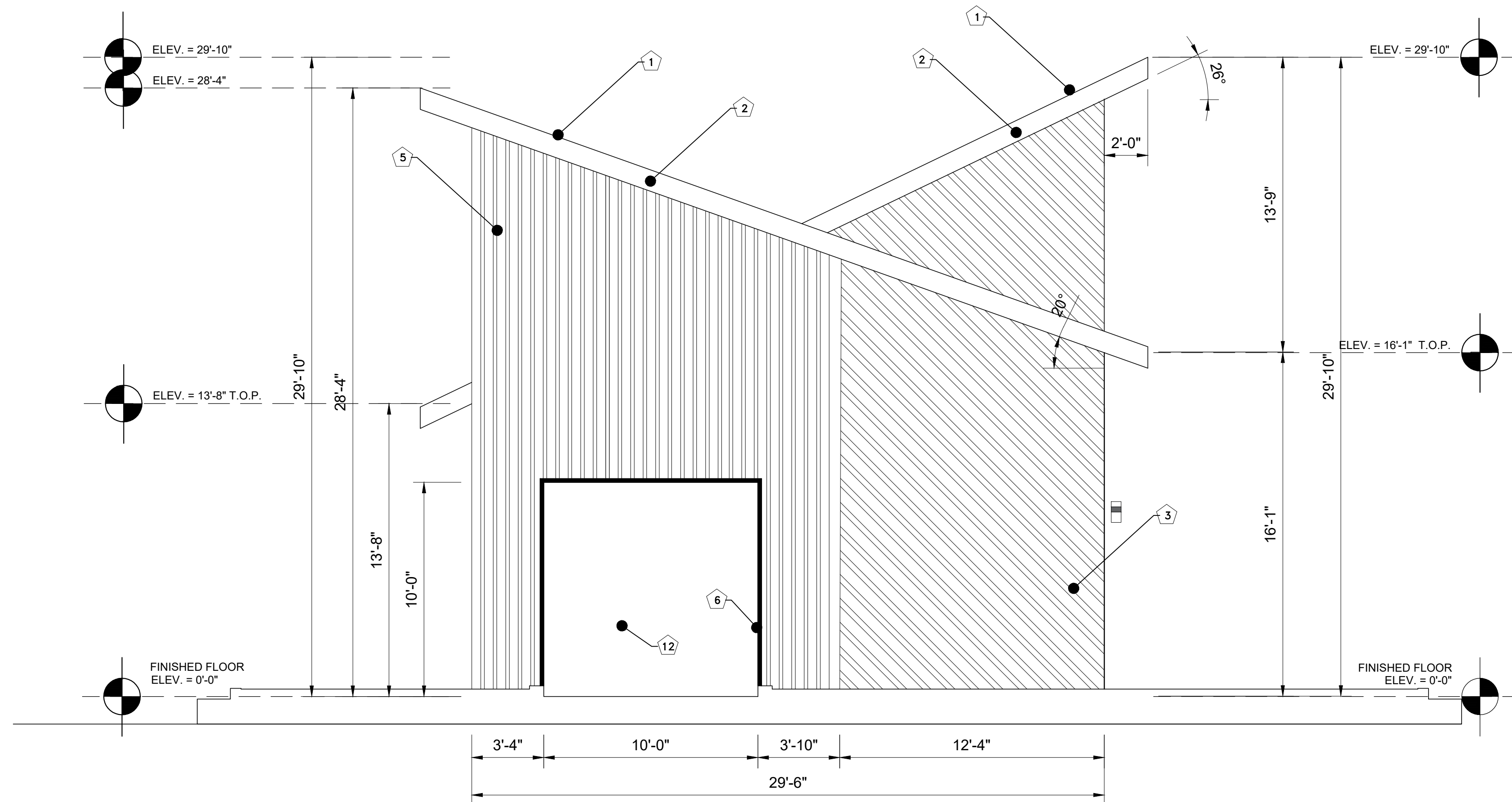
WINDOW SCHEDULES:

LOCATION:	QNTY.	SIZE	NOTES
LINE 1:	1	5050	XO TEMP.
LINE 1:	6	2040	FX TEMP.
LINE 2:	2	5050	XO TEMP. GRID
LINE 3:	6	2040	FX TEMP.
LINE 3:	2	5050	FX TEMP. (DUMMY WINDOW OVER WALL)
LINE 3:	1	5050	XO TEMP.

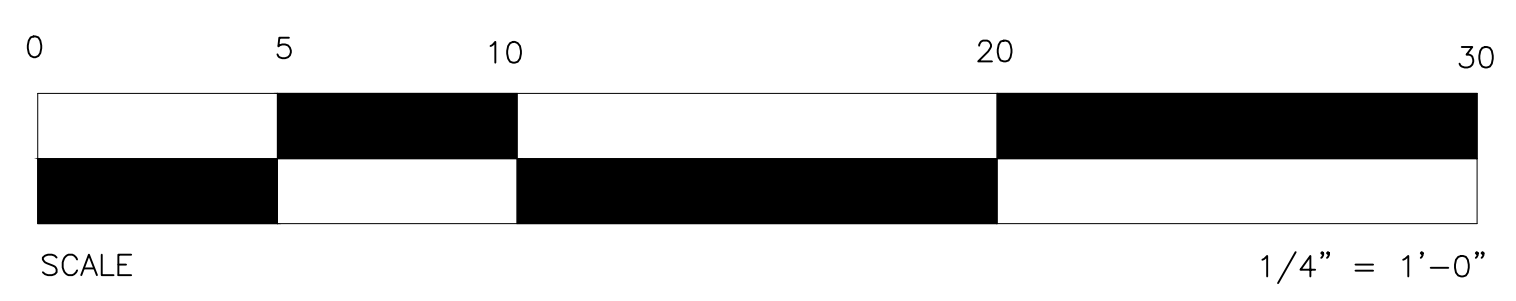
EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENING WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. MI 5800 VINYL WHITE OR EQUAL

DOOR SCHEDULES:

- OFFICE DOOR - 3068 SELF-CLOSING DOUBLE DOOR, FRAMELESS, TEMPERED GLASS WITH MAGNETIC LOCK
- EQUIPMENT ROOM DOOR - 3068 1-1/2-HR FIRE-RATED HOLLOW-CORE STEEL DOOR, SELF-CLOSING WITH PANIC HARDWARE
- RESTROOMS - 3068 SWING WITH DOOR CLOSER, HOLLOW-CORE WITH PRIVACY LOCK
- CAR WASH ROLL-UP DOOR - WHITE WAYNE DALTON CLASSIC STEEL MODEL 9100 10-FT X 10-FT INSULATED RANCH STYLE GARAGE DOOR. SEE CODE REQUIREMENT FOR FIRE AND WIND COMPLIANCE



2 LEFT ELEVATION
A-3.1 SCALE 1/4" = 1'-0"



REVISIONS	BY
△	
△	
△	

3565 OLD HIWAY 53
CLEARLAKE, CA 85422

PROJECT

ELEVATION



PLANS PREPARED BY:
 ED GONZALES
 1582 N. SHAMON
 SUITE 200
 CLEARLAKE, CA 94505

PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

A3.1

SHEET-NUMBER



REVISIONS	BY
△	
△	
△	

PROJECT

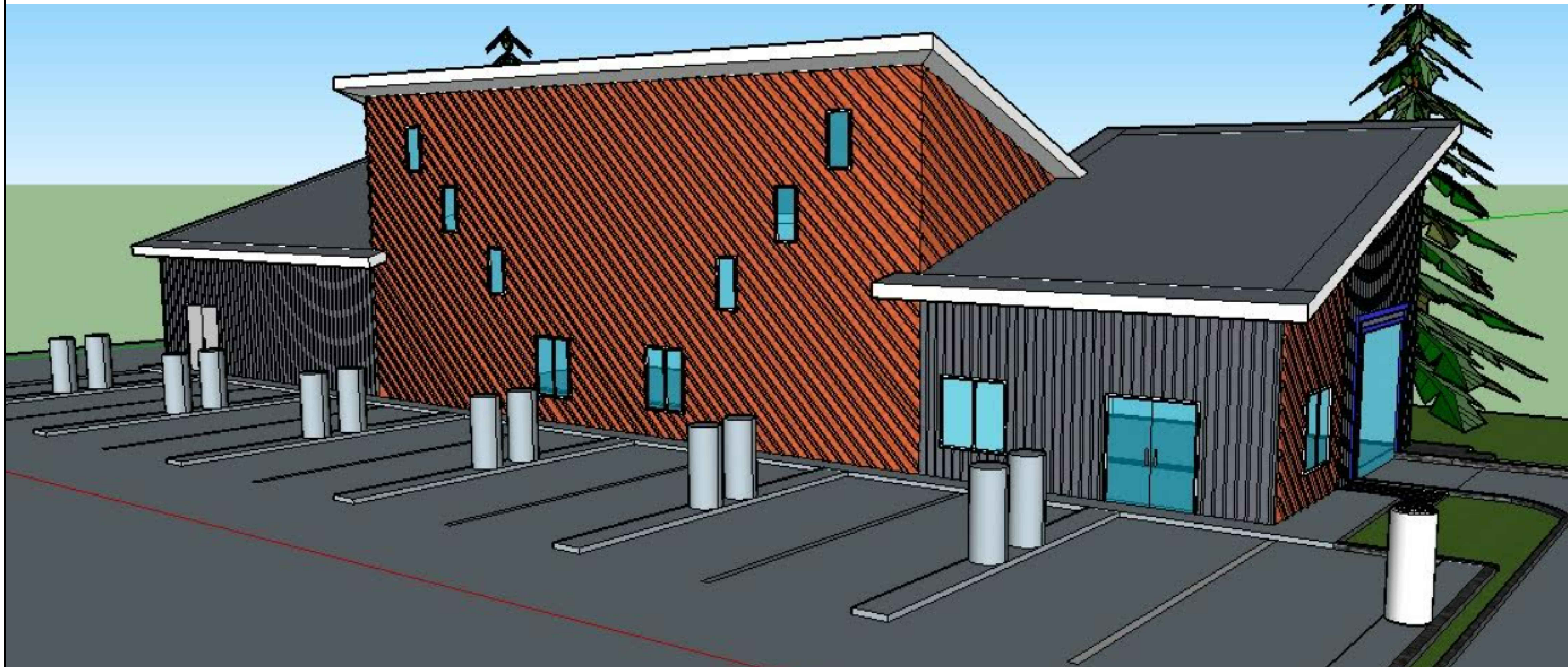
14975 OLYMPIC DRIVE
 CLEARLAKE, CA 85422

RENDERING

PLANS PREPARED BY:
 ED GONZALES
 LICENSE NO. C51991
 CIVIL
 STATE OF CALIFORNIA

PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

A4.0
 SHEET-NUMBER



REVISIONS	BY
△	
△	
△	

PROJECT

3565 OLD HIWAY 53
CLEARLAKE, CA 85422

RENDER



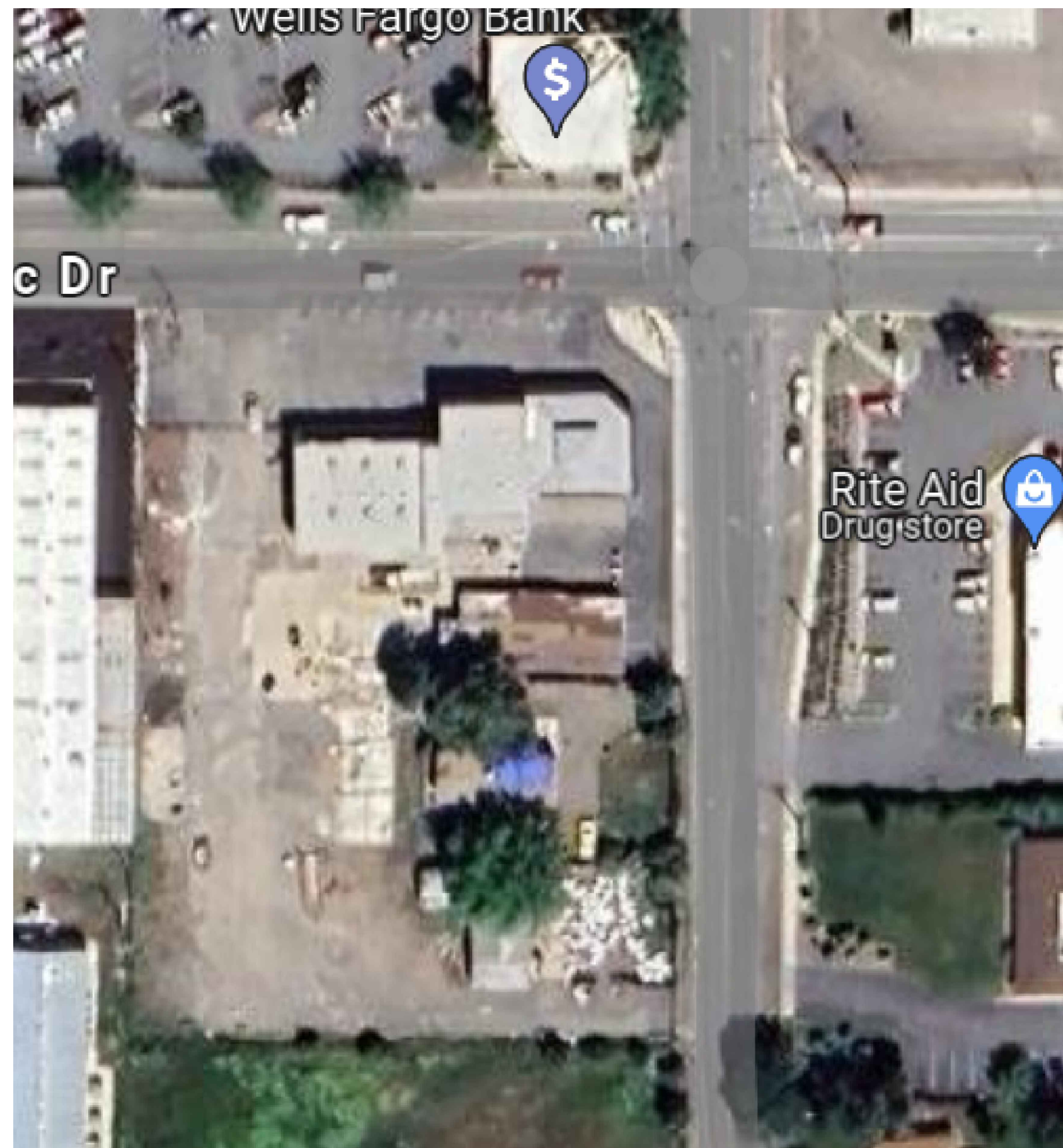
[Signature]

PLANS PREPARED BY:
ED. GONZALES
LICENSED PROFESSIONAL ENGINEER
CIVIL
CLEARLAKE, CALIFORNIA
94505

PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

A4.1

SHEET-NUMBER

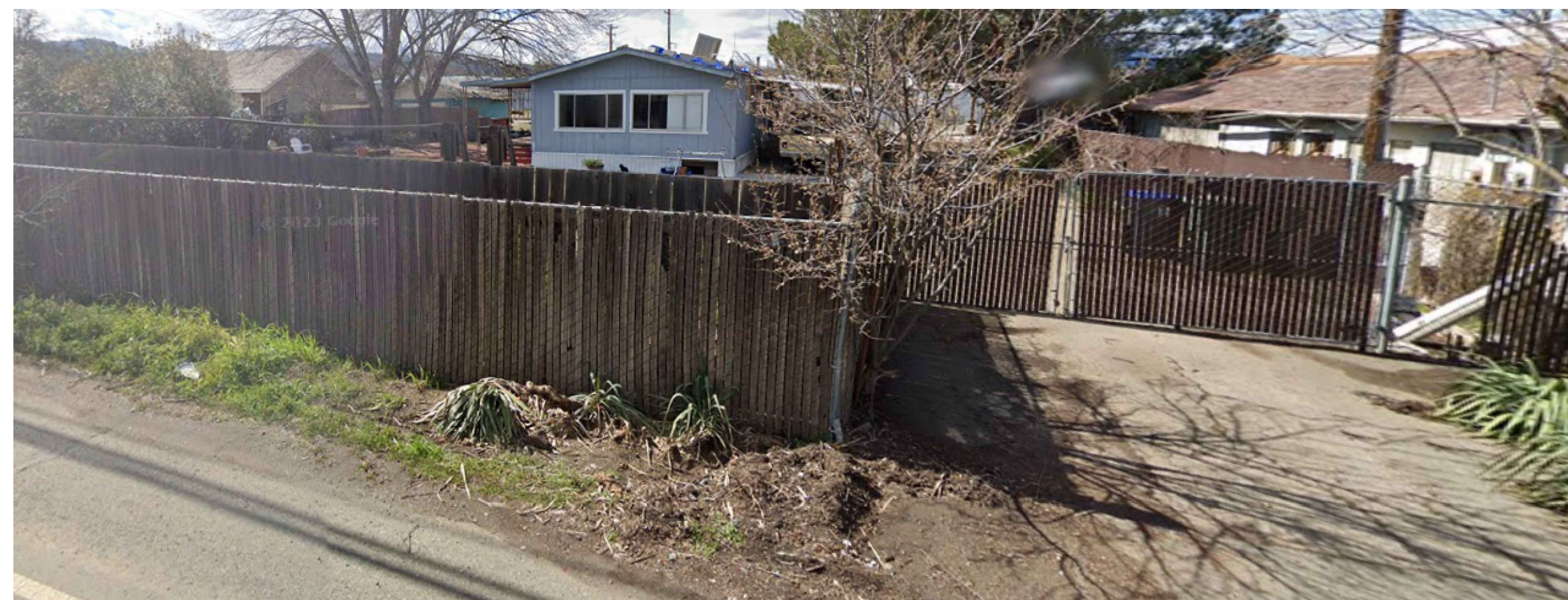


AERIAL VIEW

SOUTHEAST CORNER



EAST SIDE ALONG OLD HIWAY 53



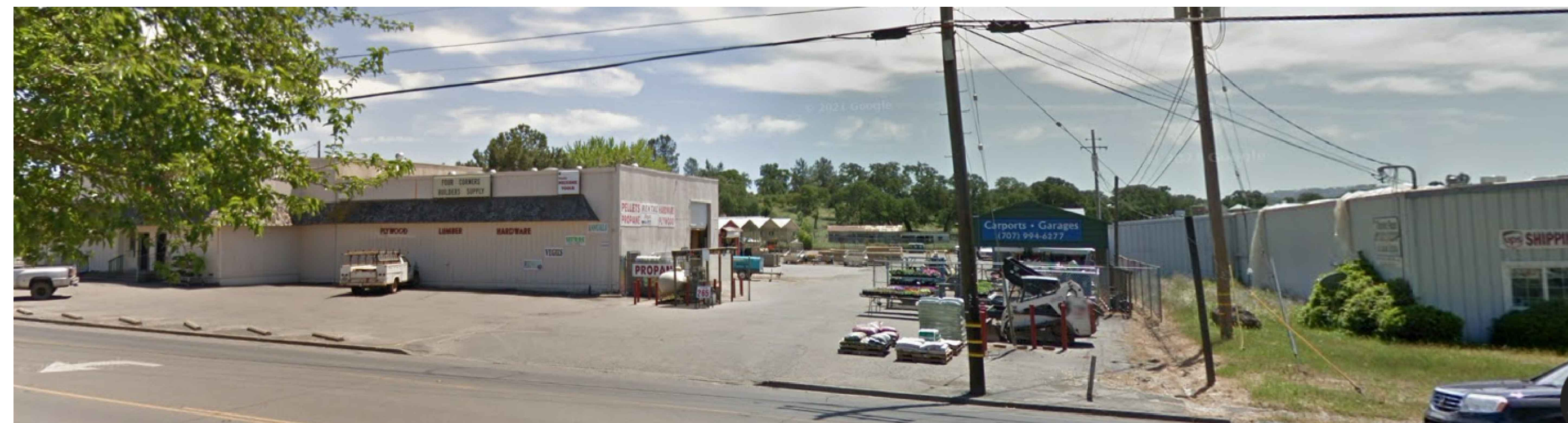
EAST SIDE ALONG OLD HIWAY 53



CORNER VIEW @ OLD HIWAY 53 AND OLYMPIC DR.



CORNER VIEW @ OLYMPIC DR. AND OLD HIWAY 53



WEST SIDE ALONG OLYMPIC DR.

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PROJECT
3565 OLD HIWAY 53
 CLEARLAKE, CA 85422

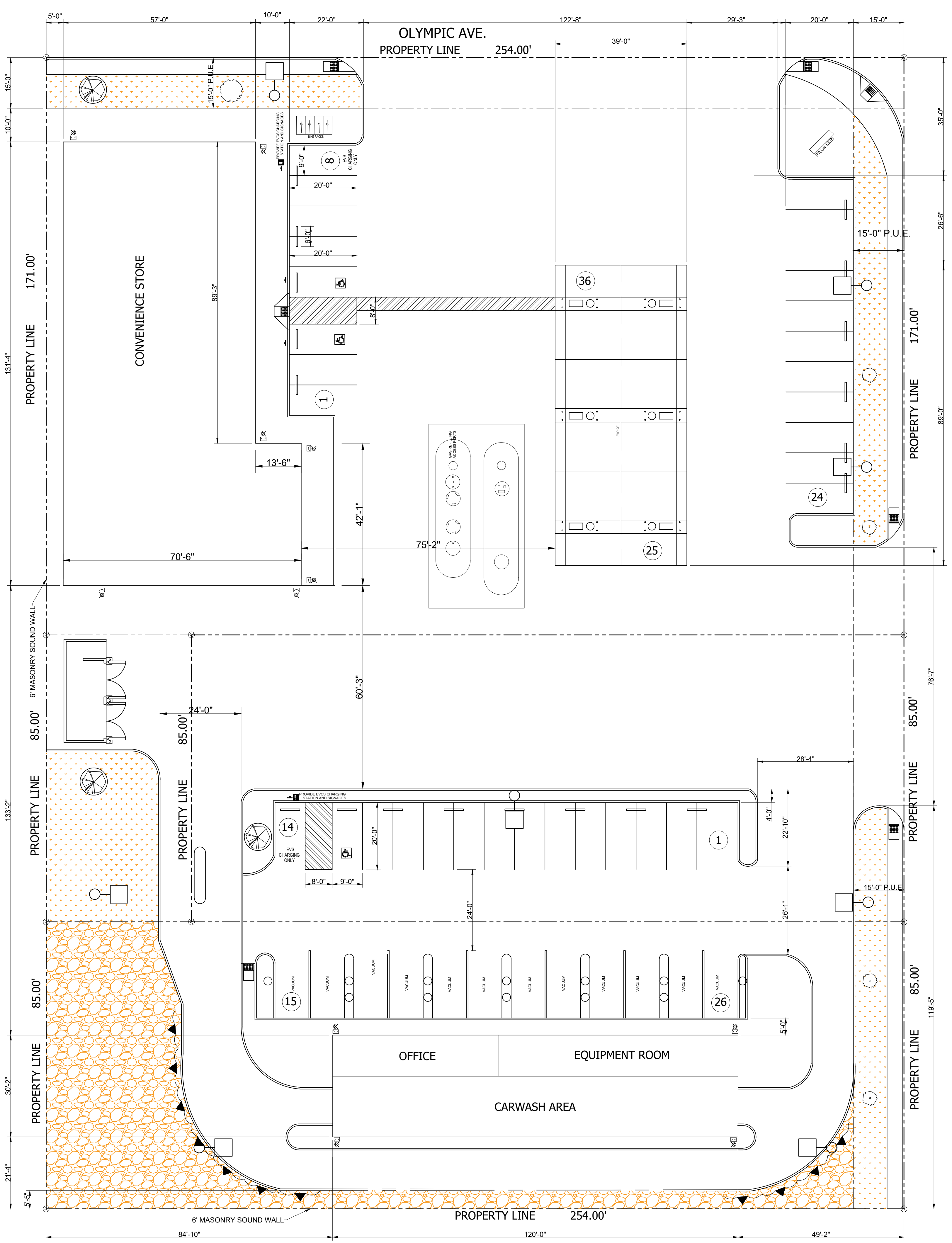
SITE PHOTO



PLANS PREPARED BY:
 ED. GONZALES
 LICENSE NO. 44840
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 9/30/05

PROJECT NUMBER: 08824
 ISSUED:
 DRAWN BY: EMG
 CHECKED BY:
 FILENAME: CLEARLAKE

A5.1
 SHEET-NUMBER



PROPOSED PLANT LEGEND:

TREE SPECIES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QNTY	WATER USAGE
	QUERCUS LOBATA	VALLEY OAK	24" BOX	3	LOW
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	15 GAL	1	LOW
	LAGERSTROEMIA INDICA 'CHEROKEE'	RED CRAPE MYRTLE	15 GAL	4	LOW

VINE SPECIES						
ABBR.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	QNTY	WATER USAGE
LT		CLYTOSTOMA	VIOLET TRUMPET VINE	1 GAL	12	LOW

SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	WATTAGE	LAMP	BALLAST	VOLTS	NOTES
C1		CEILING	CANOPY LIGHT	CREE- CPY250-B-DM-F-B-UL-XX-40K OR EQUAL	96	(1) 96W LED	ELECTRONIC	120V 1P	
G2		WALL	LED WALL PACK	CREE- XSPW-B-WM-2ME-4L-57K-ULO-BZ OR EQUAL	31	(1) 31W LED	ELECTRONIC	120V 1P	
P1		POLE	POLE LIGHT WITH MOTION SENSOR	CREE- XSPLG-D-HT-3ME-1BL-40K7-UL-BZ-N (15' POLE: SSS-4-11-15-CW-BS-BZ) OR EQUAL	135	(1) 135W LED	DIMMING	120V 1P	WSN-DPM MOTION SENSOR
P2		POLE	POLE LIGHT WITH MOTION SENSOR	CREE- XSPLG-D-HT-4ME-1BL-40K7-UL-BZ-N (15' POLE: SSS-4-11-15-CW-BS-BZ) OR EQUAL	135	(1) 135W LED	DIMMING	120V 1P	WSN-DPM MOTION SENSOR
Y1		GROUND	GROUND SPOT SPOT LIGHT	6L 40W 120V GROUND MOUNTED SPOT LIGHT W/ PHOTOCELL OR LED EQUAL	40	(1) 40W LED	ELECTRONIC	120V 1P	
Y2		WALL	GROUND SPOT SPOT LIGHT	YARD LIGHT WITH PHOTO-SENSOR SWITCH 200W OR LED EQUAL; WALL MOUNTED	200	(1) 40W LED	ELECTRONIC	120V 1P	

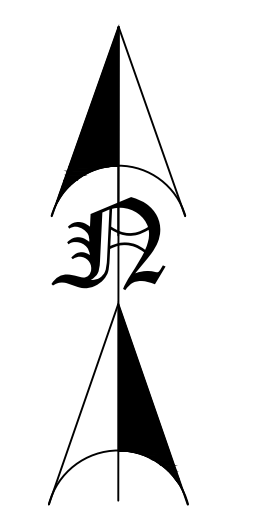
IRRIGATION:

THE ENTIRE SITE WILL BE IRRIGATED USING A FULLY AUTOMATIC SYSTEM AND DESIGN IN ACCORDANCE WITH THE CITY WATER EFFICIENT LANDSCAPING ORDINANCE. THE IRRIGATION SYSTEM WILL LARGELY BE LOW-VOLUME DESIGN WITH NO USE OF POP-UP SPRAYS. THE SYSTEM WILL INCLUDE IN-LINE VALVES, QUICK COUPLERS AND GATE VALVES. NEW IRRIGATION CONTROLLER WILL BE HUNTER, IRRITROL OR EQUAL "SMART" CONTROLLER WITH WEATHER STATION. A WIRELESS WEATHER SENSOR WILL COMMUNICATE WITH THE CONTROLLER FOR RAIN/FREEZE SHUT-OFF ABILITIES.

TREE ROOT BARRIER:

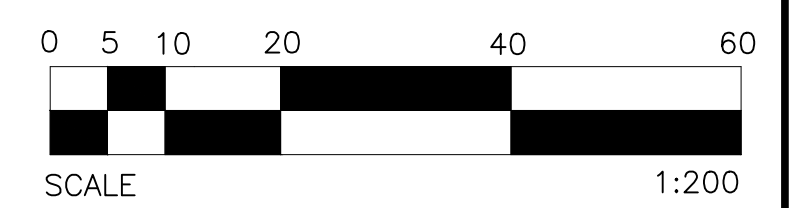
- ALL TREES DENOTED TO HAVE ROOT BARRIER INSTALLED DURING TREE INSTALLATION ALONG THE INSIDE EDGE OF THE ADJACENT CURB OR SIDEWALK. SEE RECOMMENDED ROOT BARRIER BY PLANT SUPPLIER.
- TREE LOCATIONS TO BE A MINIMUM OF 5' AWAY FROM UTILITIES SUCH AS WATER LINES, BACKFLOW PREVENTERS, STORM DRAINS, ETC.
- ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES PLANTED WITHIN 5' OF PUBLIC SIDEWALKS

OLD HYWAY 53



NORTH
SCALE 1:200

1 LANDSCAPING PLAN



REVISIONS	BY
△	
△	
△	

PROJECT
14975 OLYMPIC DRIVE
CLEARLAKE, CA 85422

LANDSCAPE PLAN



PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

LS1.0

SHEET-NUMBER

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Gas Station Island with Canopy, Convenience Store and Drive through Car Wash

Lead Agency: City of Clearlake Contact Person: Mark Roberts - Senior Planner
Mailing Address: 14050 Olympic Drive Phone: (707) 994-8201
City: Clearlake California Zip: 95422 County: Lake County

Project Location: County: Lake County City/Nearest Community: Clearlake
Cross Streets: Olympic Drive and Old Highway 53 Zip Code: 95422

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 2.0
Assessor's Parcel No.: 039-550-51;50 and 20 Section: 21 Twp.: 13N Range: 7W Base: _____
Within 2 Miles: State Hwy #: 53 Waterways: Burns Valley Creek
Airports: N/A Railways: N/A Schools: Burns Valley School

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

- Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres 2.0 Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Gas Station, Convenience Store & Drive through Car Wash

Project Issues Discussed in Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal/Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Currently zoned General Commercial and developed/improved with commercial structures

Project Description: (please use a separate page if necessary)

Refer to Attachment A

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>2</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>1;5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: <u>Local Tribal Agnecxies</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date December 21st, 2024 Ending Date January 22nd, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Mark Roberts **Date:** 12/19/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment A

The applicant is requesting approval of a Conditional Use Permit and associated environmental analysis, CEQA Initial Study, IS 2024-012 to allow the development and operation of Gas Station Island with Canopy, Convenience Store and Drive through Car Wash. The development will occur within the previously developed/improved area. (Refer Attachment A – Preliminary Site and Elevation Plans for details).

Gas Station and Convenience Store:

- A Convenience Store up to 5,106-square-foot in size, which includes a quick serve food area up to 2,081 square-foot in size.
- Six (6) double sided fuel pumps located under a 3,470 square-foot gas canopy.

Drive-Through Car Wash:

- The Drive Through Car Wash Car Wash would be divided into a carwash tunnel/facility (3,600 SQFT), an office room (588 SQFT), and an equipment room (852 SQFT).

Access and Parking:

- Access to the project site would be provided from via Olympic Drive and Old Highway 53.
- Approximately 75 parking spaces, which includes twelve (12) vacuum pump stations and up eight (8) Electrical Vehicle (EV) Charging Stations. All parking stalls would adhere to all applicable Federal, State and local agency requirements, including the City of Clearlake Construction and Design Standards.

Water/Sewer and Electrical Services:

- Water Services would be provided by Highland Water District
- Sewer Services would be provided by Lake County Special Districts
- Electrical Power Services would be provided by Pacific Gas & Electric (PG&E)
- Additional services, such as propane gas, telephone, and cable services to the proposed development would be provided through private entities.

Draft MMRP



City of Clearlake

DRAFT Mitigation Monitoring Reporting Program (MMRP) Checklist

Project Name: Gas Station Island with Canopy, Convenience Store and Drive through Car Wash

Location: 14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20)

File Numbers:

- Environmental Analysis, 2024-02

Approval Date: _____ Neg. Dec.: Mitigated Negative Declaration

The mitigation measures outlined below were incorporated into the approval for this project in order to reduce potentially significant environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented and fulfills the City's monitoring pursuant to Section 15097 of the CEQA Guidelines.

Mitigation Measure	Type	Monitoring Shown on Department Plans	Verified Implementation	Remarks
AES-1	Aesthetics	All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org. (Refer to the City's Design Standards).		
AIR-1	Air Quality	Construction activities shall be conducted with adequate dust suppression methods, including watering during grading and construction activities to limit the generation of fugitive dust or other methods approved by the Lake County Air Quality Management District.		
AIR-2.	Air Quality	Driveways, access roads and parking areas shall be surfaced in a manner to minimize dust. The applicant shall obtain all necessary encroachment permits for any work within the right-of-way. All improvement shall adhere to all applicable federal, State and local agency requirements.		

Mitigation Measure	Type	Monitoring Shown on Department Plans	Verified Implementation	Remarks
AIR -3.	Air Quality	Any disposal of vegetation removed as a result of lot clearing shall be lawfully disposed of, preferably by chipping and composting, or as authorized by the Lake County Air Quality Management District and the Lake County Fire Protection District..		
AIR 4.	Air Quality	During construction activities, the applicant shall remove daily accumulation of mud and dirt from any roads adjacent to the site.		
AIR-5.	Air Quality	Prior to ground disturbance activities, a grading permit shall be secured from the City of Clearlake – Department of Publics Works. Applicable grading activities shall adhere to all grading permit conditions, including Best Management Practices.		
AIR-6.	Air Quality	Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.		
AIR-7.	Air Quality	If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.		
AIR-8.	Air Quality	If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.		
AIR-9.	Air Quality	Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the district recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi-truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas; however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilizing water trucks, if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply		

Mitigation Measure	Type	Monitoring Shown on Department Plans	Verified Implementation	Remarks
		deliveries, and speed limits.		
CUL-1	Cultural Resources	During construction activities, if any subsurface archaeological remains are uncovered, all work shall be halted within 100 feet of the find and the owner shall utilize a contracted qualified cultural resources consultant to identify and investigate any subsurface historic remains and define their physical extent and the nature of any built features or artifact-bearing deposits.		
CUL-2.	Cultural Resources	The cultural resource consultant’s investigation shall proceed into formal evaluation to determine their eligibility for the California Register of Historical Resources. This shall include, at a minimum, additional exposure of the feature(s), photo-documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the features and artifacts do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. The cultural resource report shall be prepared in collaboration and with input from the Consulting Tribe(s), including recommendations. However, if data potential exists – e.g., there is an intact feature with a large and varied artifact assemblage – it will be necessary to mitigate any Project impacts. Mitigation of impacts might include avoidance of further disturbance to the resources through Project redesign. If avoidance and mitigation is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center within 90 days of completion of the Project. Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If a historic artifact must be removed during Project excavation or testing, curation may be an appropriate mitigation. This language of this mitigation measure shall be included on any future grading plans and utility plans approved by the City for the Project. It is understood that destructive data testing and/or curation of tribal cultural resources is strongly opposed by the Consulting Tribe(s) and should be avoided.		

Mitigation Measure	Type	Monitoring Shown on Department Plans	Verified Implementation	Remarks
CUL-3.	Cultural and Tribal	If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Lake County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Lake County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the "most likely descendant(s)". The landowner shall engage in consultations with the most likely descendant (MLD). The MLD will make recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.]		
CUL-4.	Cultural and Tribal	On or prior to the first day of construction the applicant shall organize cultural resource sensitivity training for contractors involved in ground disturbing activities.		
GEO-1	Geology and Soils	Prior to any ground disturbance activities, the applicant shall secure a Grading Permit and submit <u>Grading and Erosion Control/Sediment Plans</u> to the Community Development Department for review and approval		
NOI-1.	Noise	All construction activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents.		
NOI-2.	Noise	Permanent potential noise sources such as, generators used for power shall be designed and located to minimize noise impacts to surrounding properties		
NOI-3.	Noise	During construction noise levels shall not exceed 65 decibels within fifty (50) feet of any dwellings or transient accommodations between the hours of 7:00 AM and 6:00 PM. This threshold can be increased by the Building Inspector or City Engineer have approved an exception in accordance with Section 5-4.4(b)(1) of the City Code. An exception of up to 80 decibels may be approved within one hundred (100) feet from the source during daylight hours. Project is expected to result in less than significant impacts regarding noise and vibration.		
TCR-1	Tribal Resources	In the event that tribal cultural resources materials are discovered during construction which cannot be avoided or feasibly preserved in place, a project reburial area shall be designated. The reburial area(s) shall be designated by the City after consulting with the project Archaeologist and all consulting Tribe(s). (Within 90 days of the completion of the project, the project Architect shall submit a DPR Form to the CHRIS center and submit a sacred lands file to the NAHC).		

Mitigation Measure	Type	Monitoring Shown on Department Plans	Verified Implementation	Remarks
TCR-2	Tribal Resources	On or prior to the first day of construction the applicant shall organize cultural resource sensitivity training for contractors involved in ground disturbing activities.		
TCR-3	Tribal Resources	If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Lake County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Lake County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the "most likely descendant(s)". The landowner shall engage in consultations with the most likely descendant (MLD). The MLD will make recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.]		
TCR-4	Tribal Resources	At least seven days in advance of ground disturbing activities, the applicant shall coordinate with the affiliated consulting tribe(s) in relations to having a Tribal Monitor onsite during ground disturbing activities that disturb ground below the existing ground surface. To the extent that more than one affiliated consulting tribe(s) desires to monitor such activities, the affiliated consulting Tribe(s) shall rotate monitoring shifts, such that only one tribal monitor need be present. When rotated, the non-required monitor may continue monitoring on a voluntary basis. Should the Tribal monitor choose not to monitor, or if the monitor is not present at the project location at the scheduled time, work may proceed without a monitor as long as the notification was made and documented		

Explanation of Headings

Type = Project (mitigation for this specific project), ongoing, and/or cumulative.
 Monitoring Department = Department or agency responsible for monitoring a particular mitigation measure.
 Shown on Plans = When a mitigation measure is shown on the construction plans, this column must be initialed and dated.
 Verified Implementation = When mitigation measure has been implemented, this column must be initialed and dated.
 Remarks = Area for describing status of ongoing mitigation measure, or other information.

RESOLUTION NO. PC 2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLEARLAKE, CALIFORNIA ADOPTING CONDITIONAL USE PERMIT, CUP 2024-02 AND MITIGATED NEGATIVE DECLARATION (BASED ON ENVIRONMENTAL ANALYSIS – CEQA INITIAL STUDY, IS 2024-01) FOR THE DEVELOPMENT AND OPERATION OF A GAS STATION, CONVENIENCE STORE AND DRIVE THROUGH CAR WASH LOCATED AT 14975 OLYMPIC DRIVE (APN: 039-550-51); 3545 OLD HIGHWAY 53 (APN: 039-550-50) AND 3565 OLD HIGHWAY 53 (APN: 039-550-20).

WHEREAS, Tony Mehroke. (APPLICANT), applied for approval of a Conditional Use Permit (CUP 2024-02) and Mitigated Negative Declaration (Based on Environmental Analysis, CEQA IS 2024-01) for the development and operation of a Gas Station, Convenience Store and Drive through Car Wash located 14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20); and

WHEREAS, the Conditional Use Permit, CUP 2024-02 would allow a Gas Station, Convenience Store and Drive through Car Wash located at 14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20), Clearlake, CA pursuant to Section 18-19.050 and 18-19.070 of the City Municipal Code; and,

WHEREAS, the General Plan and Land Use Zoning Designation is General Commercial and the proposed use would be consistent with the allowable uses in the General Commercial Zoning Districts; and

WHEREAS, the project is found to comply with the City Municipal Codes/Standards as conditioned (*Refer to Enclosed Exhibit A*) by this use permit; and

WHEREAS, in accordance with Section 18-28 of the City Municipal Code the use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity with respect to aspects including, but not limited to, the following:

- (a) *The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures.*
- (b) *The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic and the adequacy of proposed off-street parking and loading.*
- (c) *The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;*
- (d) *Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking areas, loading areas, service areas, lighting, and signs; and*

WHEREAS, the project underwent environmental review (CEQA Initial Study, IS 2024-01) subject to the California State Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration has been prepared, and adopted; and as evidenced by the following:

1. The initial study and Mitigated Negative Declaration were properly noticed and circulated in compliance with the California Environmental Quality Act of 1970, and in compliance with Section 15070-15075 of the CEQA State Guidelines, by:
 - *Circulation of the Notice of Intent (NOI) for the environmental analysis/proposed Mitigated Negative Declaration (CEQA Initial Study, IS 2024-01) was published in the Lake County Record Bee on December 21st, 2024, Posted with the State Clearinghouse; and sent*

via email to various Federal, State, and local agencies/organizations for the minimum of a 30-day commenting period from December 23rd, 2024, through January 22nd, 2025..

- A Notice of Intent (NOI) was mailed (via USPS) to the surrounding parcels owners within 300 feet of the subject property informing them of the City’s decision to adopt a Mitigated Negative Declaration for the proposed use and that there is a 30-day commenting period on the environmental document.

WHEREAS, environmental review (CEQA Initial Study, IS 2024-01) was prepared in accordance with the California Environmental Quality Act (CEQA), which shows substantial evidence, in light of the whole record, that the project will not result in a significant environmental impact with the incorporated Mitigation Measures/Conditions of Approval and, hereby adopts a Mitigated Negative Declaration (MND) and authorizes staff to file a Notice of Determination in compliance with CEQA.

WHEREAS, if any section, division, sentence, clause, phrase, or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

WHEREAS, on **Thursday, January 23rd, 2025**, the Planning Commission of the City of Clearlake held a duly noticed public hearing at which interested persons had the opportunity to testify and at which the Planning Commission considered the proposed development; and

WHEREAS, adequate public noticing was made for the project in accordance with the Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Clearlake that the project is hereby approved, subject to the following conditions being satisfied:

PASSED AND ADOPTED on this 23rd day of January 2025, by the following vote:

Planning Commissioner	AYES	NOES	ABSENT	ABSTAIN
Chair Fawn Williams				
Vice Chair Jack Smalley				
Robert Coker				
Christopher Inglis				
Terry Stewart				

Chairperson, Planning Commission

ATTEST:

City Clerk/Deput Clerk

EXHIBIT A

CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT, CUP 2024-02 CEQA INITIAL STUDY, IS 2024-01

Pursuant to the approval of the Planning Commission on **January 23rd, 2025**, there is hereby granted to Tony Mehroke (Norcal Fuelworxz, Inc), a Conditional Use Permit, CUP 2024-02 and Mitigated Negative Declaration (Based on CEQA Analysis IS 2024-01) with the following conditions of approval to allow the development and operation of a Gas Station, Convenience Store and Drive through Car Wash located at *14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20)*, Clearlake, CA is subject to the following terms and conditions of approval.

SECTION A: GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conform to the Site Plan(s), and Project Description and any conditions of approval imposed by the above Conditional Use Permit as shown on the approved site plan for this action dated January 23rd, 2025.
2. **Prior to Operation**, all handicap parking areas, routes of travel, building access and bathrooms shall meet American with Disabilities Act (ADA) requirements and be subject to review and approval of a Certified Accessibility Access Specialist (CASP).
3. **Prior to Operation**, the permit holder shall meet and operate in full compliance with fire safety rules and regulations of the Lake County Fire District.
4. **Prior to Operation**, the permit holder shall meet and operate in full compliance with all required food safety rules and regulations of the County of Lake Environmental Health Division.
5. **Prior to Operation and/or Development**, the applicant shall secure/maintain any required permits from the City of Clearlake (Building Department, Planning and Public Works), Fire District, Lake County Air Quality Management District, Lake County Water Resources Department, Lake County Environmental Health Department, Lake County Special Districts and/or all applicable Federal, State and local agency permits.
6. **Prior to Operation**, the applicant shall have obtained a Business License from the City of Clearlake through the City of Clearlake online permitting system. (<https://clearlakeca.portal.opengov.com/>)
7. The operation shall not exceed the maximum occupancy as prescribed by the California Building Codes/Standards.
8. The applicant is responsible for ensuring that all employees including third party vendors are informed of, understand, and agree to abide by the approved plans and project conditions.

9. Any modifications and/or additions to a use requiring use permit approval shall itself be subject to use permit approval. The addition of an allowed use to a premise occupied by a conditionally allowed use shall require use permit approval of the type required for the existing use. The Community Development Director shall determine when such an addition and/or change is of such a minor or incidental nature that the intent of these regulations can be met without further use permit control.
10. All conditions are necessary to protect the general health, safety and welfare of the public. If any condition of this entitlement is held to be invalid by a court, the whole entitlement shall be invalid. The Director specifically declares that it would not have approved this entitlement unless all of the conditions herein are held as valid.
11. The use permit may be transferred to new owners at the same location/use upon notifying the City Planning Department of said ownership transfer and upon the new owner's written agreement to maintain all conditions of approval.
12. **Prior to operation and/or building permit final**, the applicant shall install curbs, gutters and sidewalks along Olympic Drive and Old Highway 53 frontage. Said installation shall adhere to all applicable Federal, State and local agency requirements, including the City's Design and Construction Standards.
13. The California Department of Fish & Wildlife filing fee shall be submitted as required by California Environmental Quality Act (CEQA) statute, Section 21089(b) and Fish and Game Code Section 711.4. **The fee should be paid within five (5) days of approval of the mitigated negative declaration at the Lake County Clerk's Office.** Once fees have been paid, the applicant shall submit a copy of all documentation to the City of Clearlake, verifying the fees have been paid. **Said permit shall not become valid, vested or operative until the fee has been paid, including the issuance of any permits.**

SECTION B. AESTHETICS:

1. *(Mitigation Measure AES-1)*: All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org. (Refer to the City's Design Standards).
2. **Prior to operation**, the applicant shall install a Trash Enclosures in accordance with City of Clearlake Municipal Codes and Trash Enclosure Design Standards.

SECTION C. AIR QUALITY:

1. *(Mitigation Measure AIR 1)*: Construction activities shall be conducted with adequate dust suppression methods, including watering during grading and construction activities to limit the generation of fugitive dust or other methods approved by the Lake County Air Quality Management District.
2. *(Mitigation Measure AIR 2)*: Driveways, access roads and parking areas shall be surfaced in a manner to minimize dust. The applicant shall obtain all necessary encroachment permits for any work within the right-of-way. All improvement shall adhere to all applicable federal, State and local agency requirements.

3. *(Mitigation Measure AIR-3):* Any disposal of vegetation removed as a result of lot clearing shall be lawfully disposed of, preferably by chipping and composting, or as authorized by the Lake County Air Quality Management District and the Lake County Fire Protection District.
4. *(Mitigation Measure AIR-4):* **During construction activities**, the applicant shall remove daily accumulation of mud and dirt from any roads adjacent to the site.
5. *(Mitigation Measure AIR-5):* **Prior to ground disturbance activities**, a grading permit shall be secured from the City of Clearlake – Department of Publics Works. Applicable grading activities shall adhere to all grading permit conditions, including Best Management Practices.
6. *(Mitigation Measure AIR-6):* Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
7. *(Mitigation Measure AIR-7):* If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.
8. *(Mitigation Measure AIR-8):* All engines must notify LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance shall be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/ NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines and must meet local regulations.
9. *(Mitigation Measure AIR-9):* Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the district recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi-truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas; however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilizing water trucks, if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

10. All site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the district recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning of debris/construction material is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.
11. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.

SECTION D – CULTURAL RESOURCES:

1. *(Mitigation Measure CUL-1):* **During construction activities,** if any subsurface archaeological remains are uncovered, all work shall be halted within 100 feet of the find and the owner shall utilize a contracted qualified cultural resources consultant to identify and investigate any subsurface historic remains and define their physical extent and the nature of any built features or artifact-bearing deposits.
2. *(Mitigation Measure CUL-2):* The cultural resource consultant’s investigation shall proceed into formal evaluation to determine their eligibility for the California Register of Historical Resources. This shall include, at a minimum, additional exposure of the feature(s), photo-documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the features and artifacts do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. The cultural resource report shall be prepared in collaboration and with input from the Consulting Tribe(s), including recommendations. However, if data potential exists – e.g., there is an intact feature with a large and varied artifact assemblage – it will be necessary to mitigate any Project impacts. Mitigation of impacts might include avoidance of further disturbance to the resources through Project redesign. If avoidance and mitigation is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center within 90 days of completion of the Project. Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If a historic artifact must be removed during Project excavation or testing, curation may be an appropriate mitigation. This language of this mitigation measure shall be included on any future grading plans and utility plans approved by the City for the Project. It is understood that destructive data testing and/or curation of tribal cultural resources is strongly opposed by the Consulting Tribe(s) and should be avoided.

3. *(Mitigation Measure CUL-3):* If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Lake County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Lake County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the “most likely descendant(s)”. The landowner shall engage in consultations with the most likely descendant (MLD). The MLD will make recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.]
4. *(Mitigation Measure CUL-4):* **On or prior to the first day of ground disturbing activities**, the applicant shall arrange for each affiliated consulting tribe to provide a joint cultural resource sensitivity training for personnel involved in ground disturbing activities.

SECTION E - GEOLOGY AND SOILS:

1. *(Mitigation Measure GEO-1)* **Prior to any ground disturbance activities**, the applicant shall secure a Grading Permit and submit Grading and Erosion Control/Sediment Plans to the Community Development Department for review and approval.
2. The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. Said measures shall be maintained for life of the project and replace/repared when necessary.

SECTION F - HAZARD/HAZARDOUS MATERIALS:

1. All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.
2. The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak into the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.
3. Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.
4. The storage of hazardous materials equals to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.

5. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations
6. Hazardous Waste must be handled according to all Hazardous Waste Control Laws. Any generation of a hazardous waste must be reported to Lake County Environmental Health within thirty days.
7. All employees and/or staff members shall be properly trained in and utilize Personnel Protective Equipment in accordance with all federal, state and local regulations regarding handling any biological and/or chemical agents.
8. Hazardous waste must be handled according to all Hazardous Waste Control and Generator regulations. Waste shall not be disposed of onsite without review or permits from EHD, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.

SECTION G -NOISE/VIBRATIONS:

1. *(Mitigation Measure NOI-1):* All construction activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents.
2. *(Mitigation Measure NOI-2):* Permanent potential noise sources such as, generators used for power shall be designed and located to minimize noise impacts to surrounding properties.
3. *(Mitigation Measure NOI-3):* During construction noise levels shall not exceed 65 decibels within fifty (50) feet of any dwellings or transient accommodations between the hours of 7:00 AM and 6:00 PM. This threshold can be increased by the Building Inspector or City Engineer have approved an exception in accordance with Section 5-4.4(b)(1) of the City Code. An exception of up to 80 decibels may be approved within one hundred (100) feet from the source during daylight hours. Project is expected to result in less than significant impacts regarding noise and vibration.

SECTION H – TRANSPORTATION

1. **Prior to issuance of any permits**, the applicant shall coordinate with the Department of Public Works and secure all necessary encroachment permits for any work and/or improvements within the right of way.

SECTION I - TRIBAL RESORUCES

1. *(Mitigation Measure TCR-1):* In the event that tribal cultural resources materials are discovered during construction which cannot be avoided or feasibly preserved in place, a project reburial area shall be designated. The reburial area shall be designated by the City after consulting with the project Archaeologist and all consulting Tribe(s). The reburial area shall be documented to avoid future disturbance (within 90 days of the completion of the project, the project Architect shall submit a DPR Form to the CHRIS center and submit a sacred lands file to the NAHC).

2. (Mitigation Measure TCR-2): **On or prior to the first day of ground disturbing activities**, the applicant shall arrange for each affiliated consulting tribe to provide a joint cultural resource sensitivity training for personnel involved in ground disturbing activities.
3. (Mitigation Measure TCR-3): If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Lake County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Lake County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the “most likely descendant(s)”. The landowner shall engage in consultations with the most likely descendant (MLD). The MLD will make recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.]
4. (Mitigation Measure TCR-4): At least seven days in advance of ground disturbing activities, the applicant shall coordinate with the affiliated consulting tribe(s) in relations to having a Tribal Monitor onsite during ground disturbing activities that disturb ground below the existing ground surface. To the extent that more than one affiliated consulting tribe(s) desires to monitor such activities, each Tribe shall be entitled to monitor, but the affiliated consulting Tribe(s) shall rotate monitoring shifts, such that only one tribal monitor need be present. When rotated, the non-required monitor may continue monitoring on a voluntary basis. Should the Tribal monitor choose not to monitor, or if the monitor is not present at the project location at the scheduled time, work may proceed without a monitor as long as the notification was made and documented.

SECTION I -TIMING AND MONITORING

1. The applicant shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from and against any and all claims, actions, demands or proceeding (*including damage, attorney fees, and court cost awards*) against the City or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. In providing any defense under this Paragraph, the applicant shall use counsel reasonably acceptable to the City. The City shall promptly notify the applicant of any claim, action, demands or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the City harmless as to that action. The City may require that the applicant post a bond, in an amount determined to be sufficient, to satisfy the above indemnification and defense obligation. Applicant understands and acknowledges that City is under no obligation to defend any claim, action, demand or proceeding challenging the City's actions with respect to the permit or entitlement.

2. Upon written request received prior to expiration, the Community Development Director may grant renewals of use permit approval for successive periods of not more than one (1) year each.
 - *Approvals of such renewals shall be in writing and for a specific period.*
 - *Renewals may be approved with new or modified conditions upon a finding that the circumstances under which the use permit was originally approved have substantially changed.*
 - *Renewal of a use permit shall not require public notice or hearing unless the renewal is subject to new or modified conditions. In order to approve a renewal, the Community Development Director must make the findings required for initial approval.*

3. The Planning Commission may revoke or modify the use permit in the future if the Commission finds that the use to which the permit allows is detrimental to health, safety, comfort, general welfare of the public; constitutes a public nuisance; if the permit was obtained or is being used by fraud; and/or if one or more the conditions upon which a permit was granted are in noncompliance or have been violated. Applicant shall be notified of potential violations of the use permit prior to action taken by the Planning Commission.

4. Said Use Permits shall be subject to revocation or modification by the Planning Commission if the Commission finds that there has been:
 - a) *Noncompliance with any of the foregoing conditions of approval; or*
 - b) *The Planning Commission finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to the City of Clearlake Municipal Code. 15.*

ACCEPTANCE

I have read and understand the foregoing Conditional Use Permit and agree to each term and condition of approval and/or mitigation measure(s) thereof.

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent

To be Completed by Authorized Staff Only:	
_____ Staff Name	_____ Staff Signature
Date Project Approved: _____	

From: [Clifford Mota](#)
To: [Mark Roberts](#)
Subject: Re: Request for Review (RFR) CUP 2024-02
Date: Monday, May 13, 2024 10:51:45 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mark,

Wanted to reach out address my concern about this project I believe this area to be a sensitive area in our tribal cultural range and would request consultation for this project

Clifford mota
 Tribal historic preservation officer

On Mon, May 13, 2024 at 10:45 AM Mark Roberts <mroberts@clearlake.ca.us> wrote:

Good Morning,

You are receiving this email, to notify you of a proposed project located at the parcels below. The Request for Review (RFR) is to allow you to review the project and submit comments, concerns and/or any potential requirements the developer may be required to adhere to upon development.

- *14975 Olympic Drive (APN: 039-550-51)*
- [3545 Old Highway 53](#) (APN: 039-550-50)
- [3565 Old Highway 53](#) (APN: 039-550-20)

Site History/Development: The project site has been developed since the 1950's from residential to commercial development. Currently, the project parcels are developed with an existing commercial structure (known as 4-Corners Hardware Store) and supporting accessory structures. The existing structures will be removed to allow for project development. Said removal will occur once the applicant has obtained the necessary permits.

Project Description: The applicant is requesting approval of a Conditional

Use Permit (*Per 18-18.030 & 18-19.070 of the Clearlake Municipal Code*) to allow for a Fueling/Gas Station, Convenience Store, and a Drive through Car Wash. All development will occur within a previously disturbed/developed area. Below is a summary of the project:

- Gas Station with Convenience Store:
 - 6 Double Sided Gas Pumps.
 - Convenience Store = 5,106 SQFT
 - Quick Serve Food (including kitchen/dining area) = 2,081 SQFT

- Drive through Car Wash
 - Office = 588 SQFT
 - Equipment Room = 852 SQFT
 - Drive through Car Wash Facility = 3,600 SQFT

- Parking Total:
 - 75 Total (includes the 12 Vacuum Pump Stations)

Please provide your comments no later than Friday, May 31st, 2024. If you have any questions and/or need additional documentation, please let me know.

Sincerely,

Mark Roberts

Mark Roberts
Senior Planner
Email: mroberts@clearlake.ca.us
Phone: (707) 994-8201

Website: <https://www.clearlake.ca.us/>



May 17, 2024

City of Clearlake
Attn: Mark Roberts, Senior Planner
14050 Olympic Drive
Clearlake, CA 95422
mroberts@clearlake.ca.us

RE: CoC Gas Station, Store and Car Wash CUP 2024-02 Project, HP-20240513-01

Dear Mark Roberts:

Thank you for your project notification letter dated May 13, 2024, regarding cultural information on or near the proposed APNs 039-550-51, 039-550-50, and 039-550-20 in the City of Clearlake. We appreciate your effort to contact us and wish to respond.

The Koi Nation Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Koi Nation. Therefore, we have a cultural interest and authority in the proposed project area and would like to initiate a formal consultation with the lead agency. Based on the information provided, the Tribe has concerns that the project could impact known cultural resources. The Koi Nation highly recommends including cultural monitors during development and all ground disturbance. In addition, we recommend cultural sensitivity training for all project personnel. At the time of consultation, please provide our Cultural Resources Department with a project timeline, detailed project ground disturbance plan and the latest cultural resource study for the proposed project.

Please contact the following individual to coordinate a date and time for the consultation meeting:

Jaclyn Ley, Administrative Assistant
P.O. Box 516
Office: (707) 900-6931
Email: jley@hpultribe-nsn.gov

Please refer to identification number HP – 20240513-01 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Robert Geary". The signature is fluid and cursive, with the first name "Robert" and last name "Geary" clearly legible.

Robert Geary
Tribal Historic Preservation Officer

Anthony Arton
Health Services Director

Noemi Doohan, MD, PhD, MPH
Public Health Officer

Craig Wetherbee
Environmental Health Director



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164
FAX 707/263-1681

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: May 23, 2024
TO: Mark Roberts, Senior Planner
FROM: Pheakdey Preciado, Senior EHS
RE: Conditional Use Permit, CUP 2024-02/SR0005498
APNS: 039-550-20, 039-550-50, and 039-550-51

APN: 039-550-51 (14975 Olympic Drive, Clearlake)
Convenience Store and Restaurant: Our office will require the applicant to apply and pay for a separate plan check for both food facilities. Contact our office for requirements and fees.

Gas Station: Contact our office for the Certified Unified Program Agency for the gas station requirements (underground storage fuel tank(s) and fuel dispensing islands).

APN: 039-550-20 (3565 Old Hwy 53, Clearlake):
Drive-Thru Car Wash: Contact our office for the Certified Unified Program Agency for the drive-thru care wash requirements (underground wastewater holding tank).

Note: Both properties are connected to public sewer and water systems.

From: [Sarah Miller](#)
To: [Mark Roberts](#)
Subject: RE: Request for Review (RFR) CUP 2024-02
Date: Wednesday, May 22, 2024 9:54:22 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Mark!

We will have our comments back to you asap.

Respectfully,

Sarah Miller
Administrative Assistant
Highlands Water Company
14580 Lakeshore Dr.
Clearlake, CA 95422
Phone: 707-994-2393
Fax: 707-994-7654



From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Wednesday, May 22, 2024 9:37 AM
To: Sarah Miller <sarah@highlandswater.com>
Subject: RE: Request for Review (RFR) CUP 2024-02

Hi Sarah,

Thank you for your email. I have provided some responses to your questions below and have reached out to the applicant as well.

What is the current water demand or use on the project site? Is the existing building (hardware store) vacant or occupied? **The previous use was a hardware/lumber store and the structures have not been used for some time to my knowledge.**

Please provide a copy of the written project description for this use permit application. **The applicant will be sending me a detailed description shortly.**

Currently, is the project site landscaped?. What is the water demand for irrigation, if and as the landscaping exists today? **The project site is not currently landscaped, but the proposed development will require landscaping in accordance with the City Municipal Code and adopted design standards.**

What is the projected water demand for the proposed gas station and car wash, irrigation, and any other consumptive water use on the project site? **The applicant is working on obtaining the preliminary/projected water use.**

Mark

Mark Roberts
Senior Planner
Email: mroberts@clearlake.ca.us
Phone: (707) 994-8201
Website: <https://www.clearlake.ca.us/>

From: Sarah Miller <sarah@highlandswater.com>
Sent: Tuesday, May 21, 2024 12:00 PM
To: Mark Roberts <mroberts@clearlake.ca.us>
Subject: RE: Request for Review (RFR) CUP 2024-02

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Thank you for sending a “Request for Review” for CUP 2024-02 for a drive through car wash with a gas station island and canopy. We appreciate the referral; however, it does not contain

enough information for Highlands Water Company to comment on it. In order for Highlands Water Company to provide meaningful, substantive comments on the use permit application, please provide the following information:

1. What is the current water demand or use on the project site?
2. Please provide a copy of the written project description for this use permit application.
3. Is the existing building (hardware store) vacant or occupied?
4. Currently, is the project site landscaped? What is the water demand for irrigation, if and as the landscaping exists today? Current, the project site has little to no landscaping.
5. What is the projected water demand for the proposed gas station and car wash, irrigation, and any other consumptive water use on the project site?

Please provide this information to use ASAP so that Highlands Water Company can provide substantive comments before June 12, 2024, as the city requested in its referral packet.

We look forward to working cooperatively to provide comments on this use permit application.

Respectfully,

Sarah Miller
Administrative Assistant
Highlands Water Company
14580 Lakeshore Dr.
Clearlake, CA 95422
Phone: 707-994-2393
Fax: 707-994-7654



From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Monday, May 13, 2024 11:38 AM
To: Sarah Miller <sarah@highlandswater.com>
Subject: RE: Request for Review (RFR) CUP 2024-02

Thank you

Mark Roberts
Senior Planner
Email: mroberts@clearlake.ca.us
Phone: (707) 994-8201
Website: <https://www.clearlake.ca.us/>

From: Sarah Miller <sarah@highlandswater.com>
Sent: Monday, May 13, 2024 11:37 AM
To: Mark Roberts <mroberts@clearlake.ca.us>
Subject: FW: Request for Review (RFR) CUP 2024-02

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mark,

I am having our engineer review this today. We will have comments back to you ASAP.

Respectfully,

Sarah Miller
Administrative Assistant
Highlands Water Company
14580 Lakeshore Dr.
Clearlake, CA 95422
Phone: 707-994-2393
Fax: 707-994-7654



From: Magen Estep <magen@highlandswater.com>
Sent: Monday, May 13, 2024 11:04 AM
To: Sarah Miller <sarah@highlandswater.com>
Subject: FW: Request for Review (RFR) CUP 2024-02

Magen Estep

Office Manager
Highlands Water Company

From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Monday, May 13, 2024 10:45 AM
Subject: Request for Review (RFR) CUP 2024-02

Good Morning,

You are receiving this email, to notify you of a proposed project located at the parcels below. The Request for Review (RFR) is to allow you to review the project and submit comments, concerns and/or any potential requirements the developer may be required to adhere to upon development.

- 14975 Olympic Drive (APN: 039-550-51)
- 3545 Old Highway 53 (APN: 039-550-50)
- 3565 Old Highway 53 (APN: 039-550-20)

Site History/Development: The project site has been developed since the 1950's from residential to commercial development. Currently, the project

parcels are developed with an existing commercial structure (known as 4-Corners Hardware Store) and supporting accessory structures. The existing structures will be removed to allow for project development. Said removal will occur once the applicant has obtained the necessary permits.

Project Description: The applicant is requesting approval of a Conditional Use Permit (*Per 18-18.030 & 18-19.070 of the Clearlake Municipal Code*) to allow for a Fueling/Gas Station, Convenience Store, and a Drive through Car Wash. All development will occur within a previously disturbed/developed area. Below is a summary of the project:

- Gas Station with Convenience Store:
 - 6 Double Sided Gas Pumps.
 - Convenience Store = 5,106 SQFT
 - Quick Serve Food (including kitchen/dining area) = 2,081 SQFT
- Drive through Car Wash
 - Office = 588 SQFT
 - Equipment Room = 852 SQFT
 - Drive through Car Wash Facility = 3,600 SQFT
- Parking Total:
 - 75 Total (includes the 12 Vacuum Pump Stations)

Please provide your comments no later than Friday, May 31st, 2024. If you have any questions and/or need additional documentation, please let me know.

Sincerely,

Mark Roberts

Mark Roberts

Senior Planner

Email: mroberts@clearlake.ca.us

Phone: (707) 994-8201

Website: <https://www.clearlake.ca.us/>



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1090
FAX 707/263-4395

Anthony Arton
Health Services Director

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: 5/28/2024
TO: Mark Roberts
FROM: Christina Gearhart, EHS
RE: Conditional Use Permit CUP 2024-02 - CUPA comments
APN: APN: 039-550-50, -51 and -20

Lake County Environmental Health (LCEH) will require an Underground Storage Tank (UST) system installation permit application, payment, and submission of plans and supporting documentation for the proposed UST system installation.

If/when the applicant stores hazardous materials equal to or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase. Note that additional California Unified Program Agency (CUPA) requirements may apply depending on the amounts and types of hazardous materials stored onsite.

From: [Ryan Lewelling](#)
To: [Mark Roberts](#)
Subject: RE: Notice of Intent (NOI) for CUP 2024-02 and CEQA IS 2024-01
Date: Monday, December 30, 2024 4:49:02 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark,

This Assessor's Office review of proposed development, CUP 2024-02, has the following request: if infrastructure is to be built across parcel boundaries, it is suggest that a lot line adjustment be required as part of the approval for development.

Ryan Lewelling
Cadastral Mapping Specialist
Assessor-Recorder, County of Lake

From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Thursday, December 19, 2024 1:32 PM
Subject: Notice of Intent (NOI) for CUP 2024-02 and CEQA IS 2024-01
Importance: High

Good Afternoon,

You are hereby given notice that the City of Clearlake has tentatively determined that the project described below will not result in a significant adverse impact on the environment and that, in accordance with the California Environmental Quality Act. The City is prepared to issue a "mitigated negative declaration" in accordance with the California Environmental Quality Act (CEQA).

Project Name: Gas Station Island with Canopy, Convenience Store and Drive through Car Wash

Project Numbers: Conditional Use Permit (CUP 2024-02); Environmental Analysis (CEQA IS 2024-01).

Project Location: 14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20)

Project Summary: The applicant is requesting approval of a Conditional Use Permit and associated environmental analysis to allow the development and operation of a Gas Station Island with Canopy, Convenience Store and Drive through Car Wash within the General Commercial Zoning Designation. Said project, includes but not limited to (all development will occur within the previously developed/improved area): (1) A Convenience Store up to 5,106-square-foot in size, which includes a quick serve food area up to 2,081 square-foot in size; (2) Six (6) double sided fuel

pumps located under a 3,470 square-foot gas canopy; (3) A Drive Through Car Wash Car Wash would be divided into a carwash tunnel/facility (3,600 SQFT), an office room (588 SQFT), and an equipment room (852 SQFT); (4) Access to the project site would be provided from via Olympic Drive and Old Highway 53; (5) Approximately 75 parking spaces, which includes twelve (12) vacuum pump stations and up eight (8) Electrical Vehicle (EV) Charging Stations. All parking stalls would adhere to all applicable Federal, State and local agency requirements, including the City of Clearlake Construction and Design Standards.

This tentative determination is based on an environmental analysis (CEQA IS 2024-01) that assesses the project’s potential environmental impacts, and those potential impacts have been reduced to less than significant levels with the incorporated mitigation measures. Anyone may review this study at Clearlake City Hall, 14050 Olympic Drive, Clearlake, CA 95901, during normal business hours or by downloading the CEQA Packet from the State Clearinghouse Website at: <https://ceqanet.opr.ca.gov/>. The public review period for this Notice of Intent (NOI) will remain open for a period of at least 30 days from publication date of this notice. **The commenting period for this Notice of Intent (NOI) is December 21st, 2024, to January 22nd, 2025 (Please Note: All comments must be received no later than January 22nd, 2025.**

For more information, please call (707) 994-8201 during normal business hours of City Hall (Monday through Thursday – 8am to 5pm). During this period written comments on the project and the proposed mitigated negative declaration may be addressed. You may also submit comments via email at mroberts@clearlake.ca.us. Final environmental determinations are made by the decision-making body, which, in this case would be the City of Clearlake, Planning Commission.

For your convenience, I have attached the Draft Environmental Analysis Packet for you to review and provide comments no later than the referenced date above. If you have any questions, please let me know.

City of Clearlake - Community Development Department
Attn: Mark Roberts – Senior Planner
14050 Olympic Drive
Clearlake, CA 95422



Mark Roberts
Senior Planner | City of Clearlake
14050 Olympic Dr.
Clearlake, CA 95422
Phone: [707-994-8201](tel:707-994-8201)
Fax: [707-995-2653](tel:707-995-2653)

From: [Lori Baca](#)
To: [Mark Roberts](#)
Cc: [Steven Phillips](#); [Phillip Spooner](#)
Subject: RE: Notice of Intent (NOI) for CUP 2024-02 and CEQA IS 2024-01
Date: Monday, January 6, 2025 9:05:17 AM
Attachments: [image003.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark,

I originally sent comments regarding this project back in May 2024; however, I will list those again and add two additional comments.

The parcels 039-550-51, -50, -20 are within LACOSAN for public sewer collection and treatment and all three are actively billed sewer accounts. Between the three parcels there are 4 SFD equivalent sewer entitlements, and per our Ordinance, a Service Station with no food service with two restrooms is equal to 2 SFD equivalent Capacity Fees

With fried food service there is an additional 1.5 Capacity Fee.

At this time, I do not believe additional Capacity Fees will be required, however, there most likely will need to be a grease trap installed and inspected by our staff. Please contact Steve Phillips for the requirements and sizing information.

Additional Comments –

-A car wash cannot be connected to (or discharged into) the wastewater sewer system per our Sewer Use Ordinance.

-A Trash Enclosure drain cannot be connected to (or discharged into) the wastewater sewer system per our Sewer Use Ordinance.

Steve and Phil may add additional comments to add

Respectfully,

Lori A. Baca
Customer Service Supervisor
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836



From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Thursday, December 19, 2024 1:32 PM
Subject: Notice of Intent (NOI) for CUP 2024-02 and CEQA IS 2024-01
Importance: High

Good Afternoon,

You are hereby given notice that the City of Clearlake has tentatively determined that the project described below will not result in a significant adverse impact on the environment and that, in accordance with the California Environmental Quality Act. The City is prepared to issue a “mitigated negative declaration” in accordance with the California Environmental Quality Act (CEQA).

Project Name: Gas Station Island with Canopy, Convenience Store and Drive through Car Wash

Project Numbers: Conditional Use Permit (CUP 2024-02); Environmental Analysis (CEQA IS 2024-01).

Project Location: 14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20)

Project Summary: The applicant is requesting approval of a Conditional Use Permit and associated environmental analysis to allow the development and operation of a Gas Station Island with Canopy, Convenience Store and Drive through Car Wash within the General Commercial Zoning Designation. Said project, includes but not limited to (all development will occur within the previously developed/improved area): (1) A Convenience Store up to 5,106-square-foot in size, which includes a quick serve food area up to 2,081 square-foot in size; (2) Six (6) double sided fuel pumps located under a 3,470 square-foot gas canopy; (3) A Drive Through Car Wash Car Wash would be divided into a carwash tunnel/facility (3,600 SQFT), an office room (588 SQFT), and an equipment room (852 SQFT); (4) Access to the project site would be provided from via Olympic Drive and Old Highway 53; (5) Approximately 75 parking spaces, which includes twelve (12) vacuum pump stations and up eight (8) Electrical Vehicle (EV) Charging Stations. All parking stalls would adhere to all applicable Federal, State and local agency requirements, including the City of Clearlake Construction and Design Standards.

This tentative determination is based on an environmental analysis (CEQA IS 2024-01) that assesses the project’s potential environmental impacts, and those potential impacts have been reduced to less than significant levels with the incorporated mitigation measures. Anyone may review this study at Clearlake City Hall, 14050 Olympic Drive, Clearlake, CA 95901, during normal business hours or by downloading the CEQA Packet from the State Clearinghouse Website at:

<https://ceqanet.opr.ca.gov/>. The public review period for this Notice of Intent (NOI) will remain open for a period of at least 30 days from publication date of this notice. **The commenting period for this Notice of Intent (NOI) is December 21st, 2024, to January 22nd, 2025 (Please Note: All comments must be received no later than January 22nd, 2025.**

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For your convenience, I have attached the Draft Environmental Analysis Packet for you to review and provide comments no later than the referenced date above. If you have any questions, please let me know.

City of Clearlake - Community Development Department
Attn: Mark Roberts – Senior Planner
14050 Olympic Drive
Clearlake, CA 95422



Mark Roberts
Senior Planner | City of Clearlake
14050 Olympic Dr.
Clearlake, CA 95422
Phone: [707-994-8201](tel:707-994-8201)
Fax: [707-995-2653](tel:707-995-2653)

Anthony Arton
Health Services Director

Noemi Doohan, MD, PhD, MPH
Public Health Officer

Craig Wetherbee
Environmental Health Director



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164
FAX 707/263-1681

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: January 9, 2025
TO: Mark Roberts, Senior Planner
FROM: Pheakdey Preciado, Senior EHS
RE: Conditional Use Permit, CUP 2024-02, CEQA IS 2024-01/SR0005690
APNS: 039-550-20, 039-550-50, and 039-550-51

APN: 039-550-51 (14975 Olympic Drive, Clearlake)
Convenience Store and Restaurant: Our office will require the applicant to apply and pay for a separate plan check for both food facilities. Contact our office for requirements and fees.

Gas Station: Contact our office for the Certified Unified Program Agency for the gas station requirements (underground storage fuel tank(s) and fuel dispensing islands).

APN: 039-550-20 (3565 Old Hwy 53, Clearlake):
Drive-Thru Car Wash: Contact our office for the Certified Unified Program Agency for the drive-thru care wash requirements (underground wastewater holding tank).

Note: Both properties are connected to public sewer and water systems.



Central Valley Regional Water Quality Control Board

21 January 2025

Mark Roberts
City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422
mroberts@clearlake.ca.us

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, GAS STATION ISLAND WITH CANOPY, CONVENIENCE STORE AND DRIVE THROUGH CAR WASH PROJECT, SCH#2024121089, LAKE COUNTY

Pursuant to the State Clearinghouse’s 23 December 2024 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Gas Station Island with Canopy, Convenience Store and Drive through Car Wash Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State’s water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has

adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.



Peter G. Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1090
FAX 707/263-4395

Anthony Arton
Health Services Director

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: 5/28/2024
TO: Mark Roberts
FROM: Christina Gearhart, EHS
RE: Conditional Use Permit CUP 2024-02 - CUPA comments
APN: APN: 039-550-50, -51 and -20

Lake County Environmental Health (LCEH) will require an Underground Storage Tank (UST) system installation permit application, payment, and submission of plans and supporting documentation for the proposed UST system installation.

If/when the applicant stores hazardous materials equal to or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase. Note that additional California Unified Program Agency (CUPA) requirements may apply depending on the amounts and types of hazardous materials stored onsite.





Fawn Williams, Chair
Planning Commission
City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422
fwilliams@clearlake.ca.us

**RE: SCH 2024121089
Gas Station, Store & Car Wash Project**

January 22, 2025

Dear Commissioner Williams:

The Koi Nation of Northern California (“Koi Nation”) is a federally recognized Indian tribe that is traditionally and culturally affiliated with the land where the “Gas Station Island with Canopy, Convenience Store, and Drive through Car Wash” Project, SCH 2024121089 (“Project”) is proposed. The City of Clearlake (“City”) published the draft mitigated negative declaration (“MND”) on December 23, 2024.

City staff consulted with the Koi Nation regarding tribal cultural resources on the Project site. The Project site has recorded cultural resources and a high probability of unrecorded cultural resources that are significant to the Koi Nation. The Koi Nation appreciates the progress the City made toward respecting tribal cultural resources in the draft MND. However, there are two critical steps that the Koi Nation requested which were omitted from the draft MND’s mitigation measures.

The Koi Nation respectfully requests the Planning Commission address the remaining personnel safety and cultural concerns before approving the draft MND. Specifically, in mitigation measure TCR-4 the Koi Nation requests two minor amendments. First, that a tribal monitor be required for each piece of heavy equipment that is engaged in subsurface disturbance. Second, that the Koi Nation be entitled to have its professional monitors paid for each day of work. These issues are more fully described below.

The Koi Nation has other concerns with the sufficiency of the draft MND. However, with the requested revisions, the Koi Nation is prepared to support the Planning Commission’s approval of the draft MND. The Koi Nation intends that this collaborative approach to protecting tribal cultural resources represents a turning point in relations between the Koi Nation and the City.

I. Amendment 1: Project Safety Requires a Revision to the Number of Tribal Monitors.

Construction sites present inherent dangers to personnel. When heavy equipment is present those dangers increase and personnel should be focused on a single task that enables them to avoid severe injury. A worker's divided attention could be the difference between going home to their family or being permanently injured... or worse. The Planning Commission should consider personnel safety when determining whether the draft mitigation measures are adequate.

A worker that is regularly moving between two sites is exposed to unnecessary risk. Construction site risks include: (1) crushing hazards and injury from moving heavy equipment; (2) open trenches; (3) uneven ground and surface hazards; (4) tripping hazards including tools and materials; and (5) impalement hazards, among others. A worker moving between multiple locations and performing multiple tasks faces significant risk, regardless of how well trained he or she is. The California Division of Occupational Safety and Health (CalOSHA) requires employers to create workplace injury prevention plans and a code of safe practices for their employees that includes measures to mitigate against construction site injuries. An example Code of Safe Practices for CalTrans is informative. For excavations that include any "depression in an earth surface formed by earth removal" employees are first counseled to "not enter an excavation unless it is necessary to perform their work." Before entering an excavation, an employee should "verify that required protection against ground movement" is in place, and "be aware that changed soil conditions may require modifications to shoring or sloping systems" among other safety guidelines. Each movement of the worker between excavations requires affirmative steps to guard against changing safety risks.

For this reason, most tribes request that two tribal monitors be assigned to each piece of earth-moving equipment. There are two locations for each piece of heavy equipment that require monitoring. The site where earth is removed requires monitoring, because human remains, cultural items, and indicators of settlement may be revealed in side walls of the trench. The site where the earth is deposited (spoils piles) also requires monitoring, because the disturbed earth is scattered and it is easier to observe lithic and other cultural materials. Although these sites are relatively close in proximity, the open trench and uneven ground created by the heavy equipment, along with adjacent construction activity, exposes the tribal monitor to significant risk of injury.

Those risks are exponentially compounded when only one tribal monitor is required to work among two or more pieces of heavy equipment in two or more locations on the Project site. The monitor must then move between at least four locations that may no longer be in close proximity. The monitor must walk between and observe two trenches, and walk between and examine two spoils piles, all while maintaining awareness of multiple pieces of heavy equipment, other construction workers, materials and tools movements, and continuous changes in surface levels.

In defense of its tribal monitor's health and safety, the Koi Nation would prefer the draft MND require the applicant to pay two tribal monitors for each piece of earth-moving heavy equipment. However, to accommodate the City and the applicant, the Koi Nation offered a compromise position of requiring at least one paid tribal monitor for each piece of earth-moving heavy equipment. The Koi Nation's requested personnel level mitigates the exponential increase in risk from monitoring multiple pieces of heavy equipment.

The Koi Nation also notes that requiring an appropriate number of tribal monitors will help the applicant expedite the project. As noted above, each "scoop" of earth needs to be monitored at the site where the earth was removed and the site where the earth is deposited. Employing only one tribal monitor when there are several excavation locations would slow excavation. And, if human remains or cultural resources are discovered at one location, the tribal monitor's need to evaluate the discovery could delay work at another location.

The draft MND provides "only one tribal monitor need be present" at any time. Koi Nation respectfully requests that the Planning Commission ensure personnel safety by requiring at least one paid professional tribal monitor for each piece of heavy equipment that is engaged in subsurface disturbance. Following is the recommended amendment:

TCR-4: At least seven days in advance of ground disturbing activities, the applicant shall coordinate with the affiliated consulting tribe(s) in relations to having a Tribal Monitor onsite during ground disturbing activities that disturb ground below the existing ground surface. To the extent that more than one affiliated consulting tribe(s) desires to monitor such activities, the affiliated consulting Tribe(s) shall rotate monitoring shifts, such that only one tribal monitor need be present. If there is more than one piece of heavy ground disturbing equipment in operation at one time, there shall be one Tribal Monitor for each piece of equipment. When rotated, the non-required monitor may continue monitoring on a voluntary basis. Should the Tribal monitor choose not to monitor, or if the monitor is not present at the project location at the scheduled time, work may proceed without a monitor as long as the notification was made and documented.

II. Amendment 2: Koi Nation's Tribal Monitors Should be Paid for their Work.

The draft MND requires the applicant to pay for professional tribal monitoring. The Koi Nation appreciates the City's recognition that its tribal monitors have extensive training and professional expertise which should be compensated.

Koi Nation understands that at least one other tribe consulted on this Project. In an apparent attempt to accommodate tribal monitors from both tribes, the City created a novel concept in the draft MND where the tribes are supposed to "rotate monitoring shifts."

This approach is not normal, does not respect individual tribes and their confidential cultural information, and is unworkable. Normally, each tribe is entitled to employ their own paid tribal monitors at a project site.

CEQA requires the City to consult with each tribe as an independent sovereign government. The City cannot require tribes to consult with each other, or to coordinate or collaborate, in violation of their sovereignty. CEQA also requires the City to protect the confidentiality of the Koi Nation's cultural information.

The novel rotating shifts between tribes concept is not consistent with CEQA's requirements that the City respect tribal sovereignty and protect confidential cultural information. The cultural information one tribe obtains during a day of monitoring is held confidential to that tribe. So each tribe would have one half of the information obtained – the mitigation measure mitigates, at best, half of the issue. In addition, cultural knowledge of one tribe is often different than cultural knowledge of another, so tribal monitors from one tribe may be looking for different aspects or signs of cultural resources and activity than tribal monitors from the other tribe.

The novel rotating shifts concept is also unworkable from an employment perspective. The Koi Nation contracts and pays its tribal monitors for their professional knowledge and expertise. A tribal monitor that is assigned to the project, under the draft MND, could only expect to be paid for every two days' work. The draft MND states: "When rotated, the non-required monitor may continue monitoring on a voluntary basis." A proposal where a worker gets paid every other day, or only gets to work every other day, is bizarre as an employment practice. The draft MND appears to be allocating half of the Project's monitoring costs to the Koi Nation.

The Koi Nation respectfully requests that the Planning Commission amend the mitigation measures to entitle the Koi Nation's tribal monitors to be paid for each day they monitor ground disturbing activities. The overall costs for tribal monitoring are de minimis, and it is only fair that the Project pay these professionals for their work assignments. Following is the recommended amendment:

TCR-4: At least seven days in advance of ground disturbing activities, the applicant shall coordinate with the affiliated consulting tribe(s) in relations to having a Tribal Monitor onsite during ground disturbing activities that disturb ground below the existing ground surface. To the extent that more than one affiliated consulting tribe(s) desires to monitor such activities, ~~the affiliated consulting Tribe(s) shall rotate monitoring shifts, such that only one tribal monitor need be present. When rotated, the non-required monitor may continue monitoring on a voluntary basis.~~ each Tribe shall be entitled to monitor. Should the Tribal monitor choose not to monitor, or if the monitor is not present at the project location at the scheduled

time, work may proceed without a monitor as long as the notification was made and documented.

The Koi Nation's two requested amendments to TCR-4 are minor and should not require recirculation of the draft MND. The cumulative amendment is as follows:

TCR-4: At least seven days in advance of ground disturbing activities, the applicant shall coordinate with the affiliated consulting tribe(s) in relations to having a Tribal Monitor onsite during ground disturbing activities that disturb ground below the existing ground surface. To the extent that more than one affiliated consulting tribe(s) desires to monitor such activities ~~the affiliated consulting Tribe(s) shall rotate monitoring shifts, such that only one tribal monitor need be present. When rotated, the non-required monitor may continue monitoring on a voluntary basis.~~ each Tribe shall be entitled to monitor. If there is more than one piece of heavy ground disturbing equipment in operation at one time, there shall be one Tribal Monitor for each piece of equipment. Should the Tribal monitor choose not to monitor, or if the monitor is not present at the project location at the scheduled time, work may proceed without a monitor as long as the notification was made and documented.

III. Conclusion.

The Koi Nation has explained to the City that it is not anti-development. Rather, the Koi Nation supports respectful development in the Clearlake area which benefits all members of the community. Ensuring that the Koi Nation can monitor development activities, and identify and protect its Ancestors and cultural resources, are reasonable steps that the City can and should take consistent with CEQA's requirements, and the City's government-to-government relationship with the Koi Nation.

Although the City's archaeologist declared that there are no apparent cultural resources on the Project site, that statement is inaccurate. The Koi Nation described for the City that there is a recorded archaeological site that extends onto the Project property. The Koi Nation also described for the City the density of cultural resources in the area of the Project site, including 3,361 individual tribal cultural resources found within a quarter-mile. Notably, the City's archaeologist found poor visibility in its survey because the site was mostly paved and the unpaved areas were thick with weeds. These impediments likely contributed to the archaeological report's inaccuracy.

If the Planning Commission incorporates the Koi Nation's requested amendments into the Project's mitigation measures, it would be pleased to support approval of this Project. The requested amendments are minor revisions to protect the safety of the Koi

Nation's tribal monitors and other construction personnel, and to provide fair wages for professional work.

Respectfully,



Chairman Darin Beltran
Koi Nation of Northern California

cc: Koi Nation Tribal Council; kn@koination.com
City Council
c/o Melissa Swanson, City Clerk; mswanson@clearlake.ca.us
Andrew Skanchy, City CEQA Counsel; askanchy@downeybrand.com
Alan Flora, City Manager; aflora@clearlake.ca.us
Mark Roberts, City Senior Planner; mroberts@clearlake.ca.us
Holly Roberson, Koi Nation CEQA Counsel; hroberson@kmtg.com
Robert Geary, Koi Nation THPO Designee; rgeary@koination.com