Appendix A - Notice of Preparation (NOP)

City of Clearlake
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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

July 5, 2024

Subject

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

Review Period

July 10, 2024, to August 9, 2024

Introduction

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

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

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

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

Comments Requested

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

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

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

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

Background

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

Study Area

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

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

APN	Acres	APN	Acres
010-031-010	0.75	010-043-490	1.25
010-031-020*	0.72	042-052-190	0.33
010-031-050	0.44	042-053-330	0.11
010-031-060*	0.71	042-122-190	0.11
010-031-070*	0.47	042-122-210	1.35
010-031-080	0.31	042-122-260	0.11
010-031-090	0.33	042-123-110	0.23
010-043-330*	0.54	042-123-290	0.56
010-043-360	4.10	042-123-310	0.12
010-043-380	15.68	042-124-040	0.12
010-043-390	1.46	042-124-070	0.12
010-043-400	2.91	042-124-080	0.11
010-043-410	5.93	042-124-150	0.11
010-043-420	1.08	042-124-160	0.12
010-043-440	1.61	042-124-170	0.11
010-043-450	1.73	042-124-180	0.12
010-043-460	1.06	042-124-260	0.22
010-043-470	0.75	042-124-300	0.23
010-043-480	1.26	042-124-320	0.22
TOTAL		**47.49 acres**	

* All parcels listed above are owned by the City, with the exception of the asterisked parcels, which are under private ownership.

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

Existing Setting

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

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

North: Single-family residential, as well as a place of worship approximately 200 feet to the northwest.

South: Single-family residential to the south and southwest and fast food uses to the southeast. Between the first southern boundary and the southern tip of the study area are commercial uses (fueling and fast food) currently proposed under separate permit.

East: State Route (SR) 53 abuts the site's eastern boundary. Across SR 53 to the east are Adventist health care facilities, a private community center (Masonic Lodge), the Lake County Campus of Woodland Community College, government facilities, and commercial uses, including the Clear Lake Shopping Center and Walmart.

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

Recent Public Outreach

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

Project Description

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

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

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

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

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

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

Site Plan Clarifications/Exclusion Areas

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

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

Project Entitlements, Permits, and Approvals

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

City of Clearlake

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

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

Other Governmental Agency Approvals

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

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

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

Environmental Analysis Methodology and Tiering Off the General Plan

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

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

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

Probable Environmental Effects

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

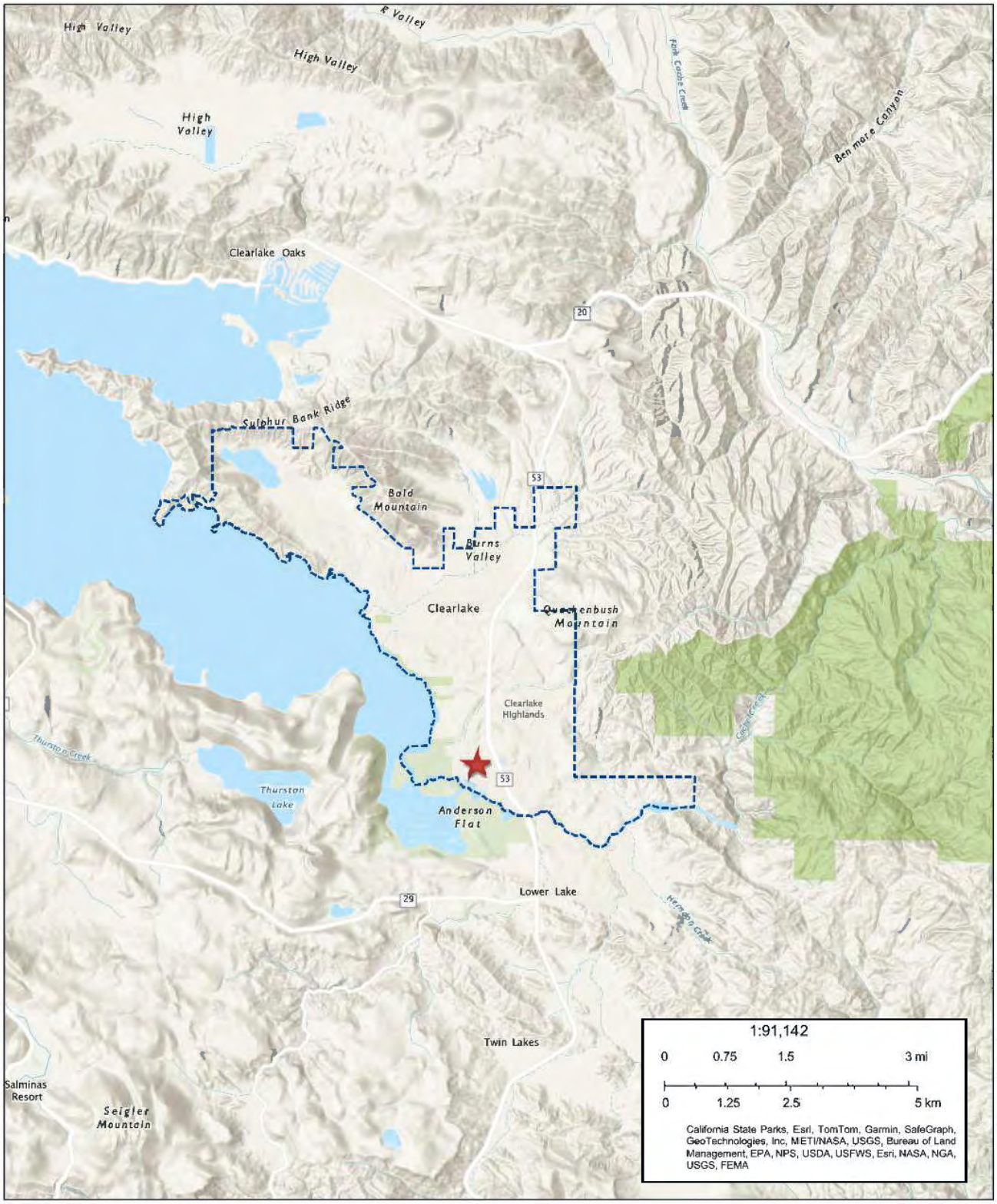
- Aesthetics
- Air Quality & Greenhouse Gas Emissions
- Biological Resources
- Cultural & Tribal Resources
- Geology & Soils
- Hazards and Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Public Services & Utilities
- Transportation and Vehicle Miles Traveled (VMT)

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

Alternatives

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

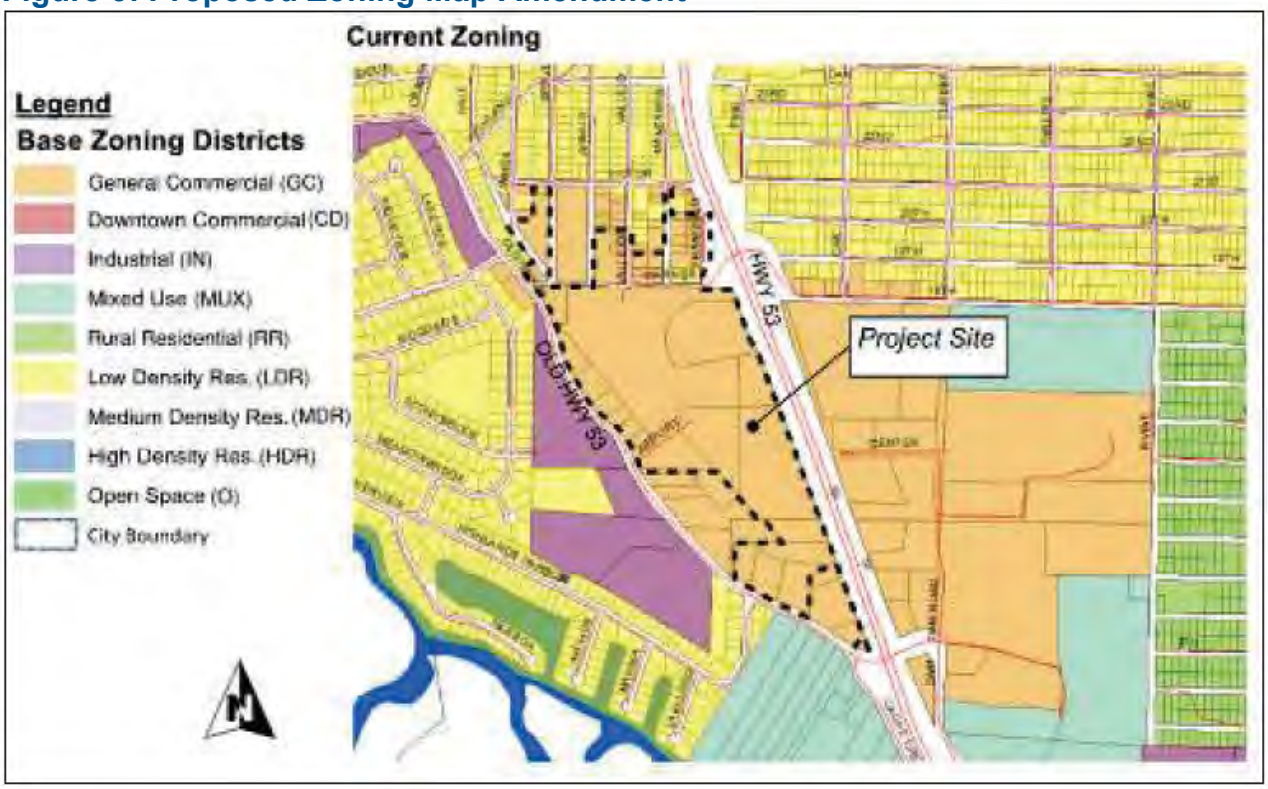
Figure 1: Regional Location Map



6/26/2024

Figure 2: Project Location Map

Figure 3: Proposed Zoning Map Amendment



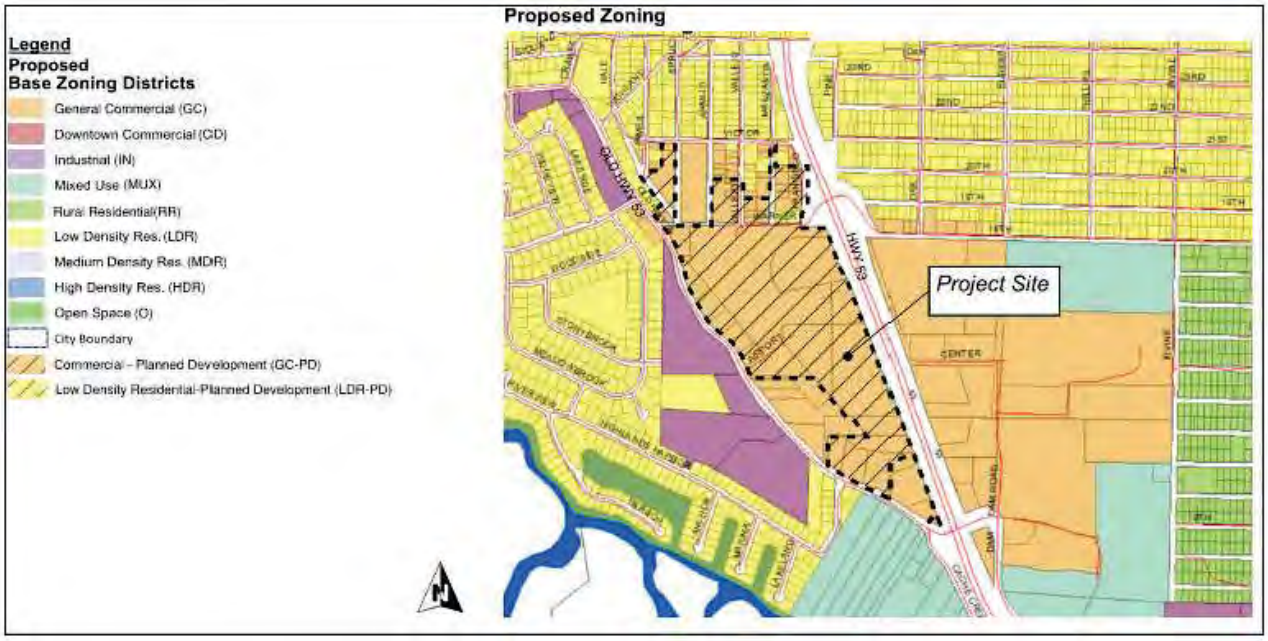
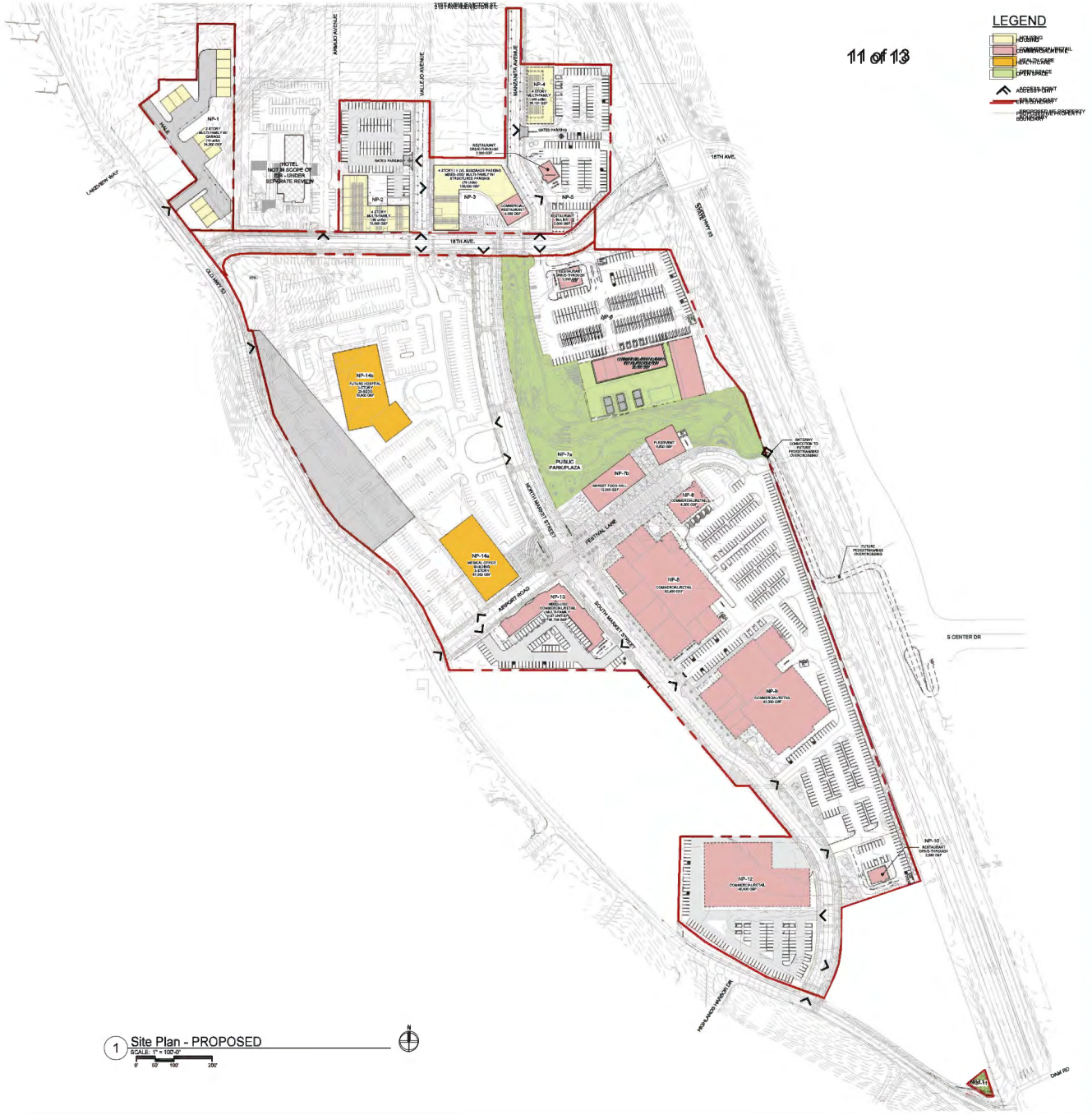


Figure 4a: Project Site Plan – Overall



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

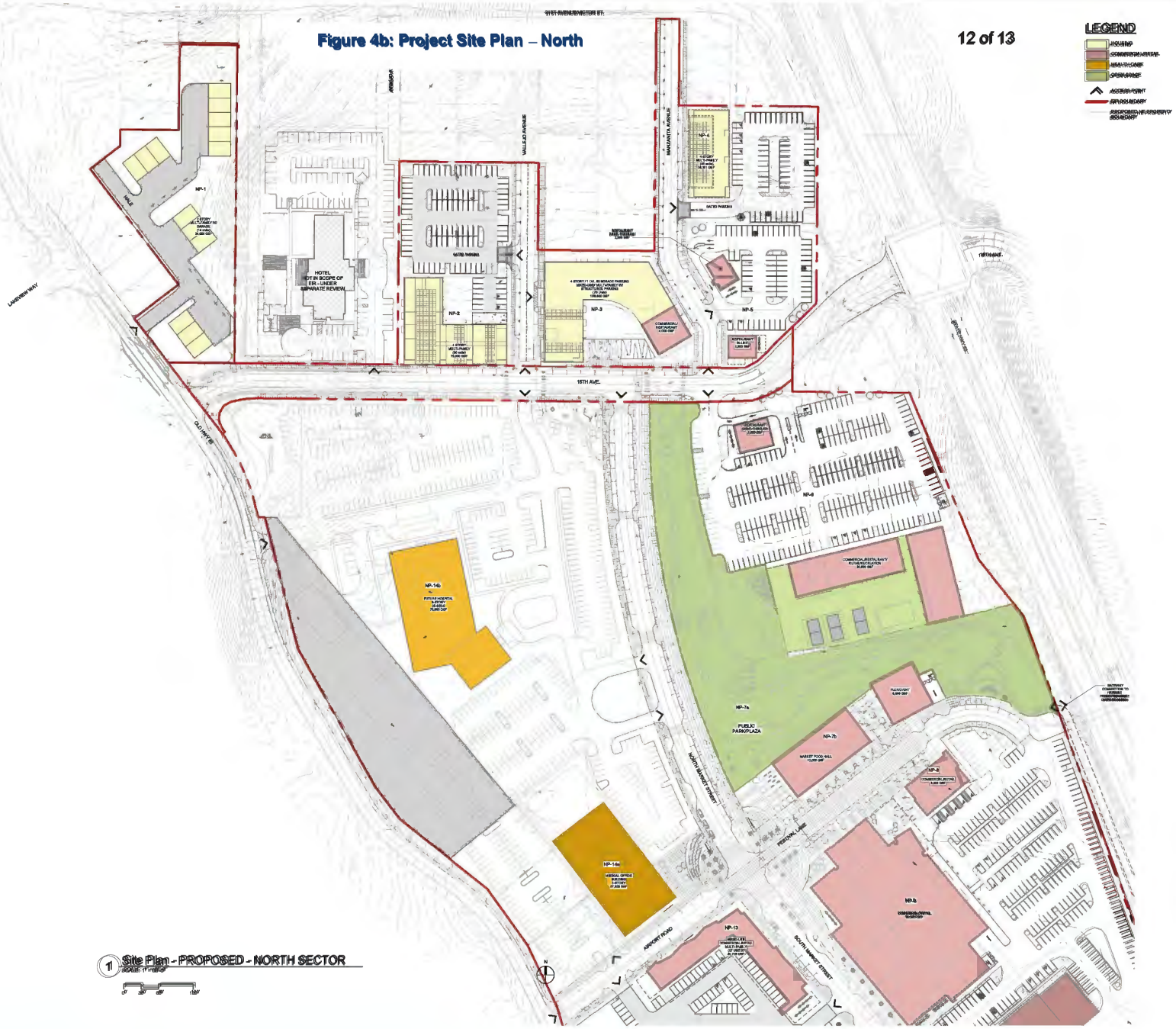
CITY OF CLEARLAKE - AIRPORT COMMERCIAL DEVELOPMENT
CITY OF CLEARLAKE

LSW ARCHITECTS

SITE PLAN
MASTER PLAN

A0.03

Figure 4b: Project Site Plan – North



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

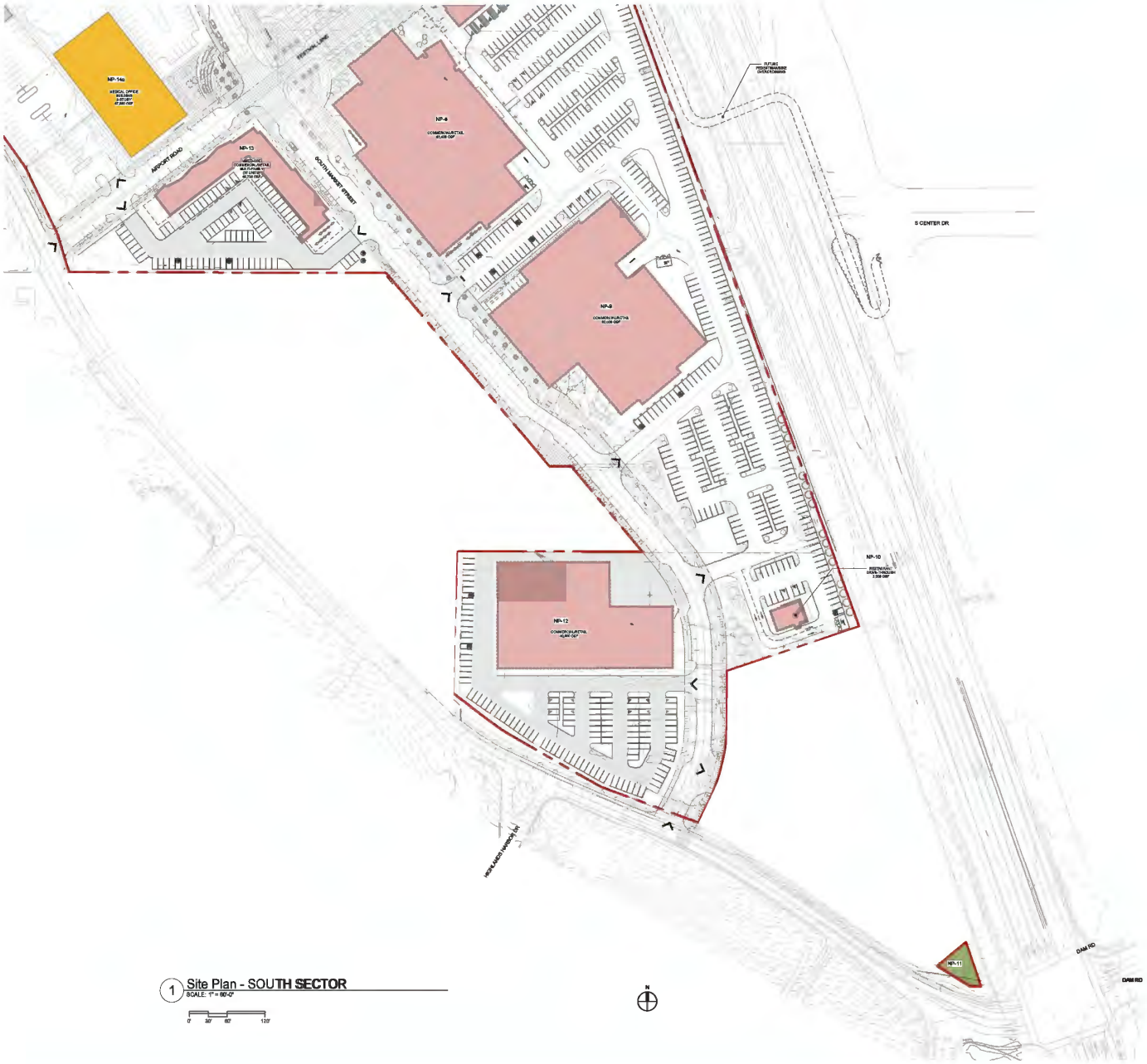
CITY OF CLEARLAKE - AIRPORT COMMERCIAL DEVELOPMENT
CITY OF CLEARLAKE

LSW ARCHITECTS

SITE PLAN - NORTH SECTOR
MASTERPLAN

A003a

Figure 4c: Project Site Plan – South



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

0' 30' 60' 120'

CITY OF CLEARLAKE - AIRPORT COMMERCIAL DEVELOPMENT
CITY OF CLEARLAKE

LSW ARCHITECTS

SITE PLAN - SOUTH SECTOR
MASTERPLAN

A003b
preliminary