

# NOTICE OF AVAILABILITY

## DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CLEARLAKE AIRPORT REDEVELOPMENT PROJECT

**Date:** June 17th, 2026

**To:** Agencies, Organizations, and Interested Parties

**From:** City of Clearlake – Mark Roberts (Senior Planner)

**Subject:** Notice of Availability of a Draft Environmental Impact Report for the Clearlake Airport Redevelopment Project.

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**NOTICE IS HEREBY GIVEN** that the City of Clearlake (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the Clearlake Airport Redevelopment Project.

In accordance with Section 15087 of the CEQA Guidelines, the City has prepared this Notice of Availability to invite agencies, organizations, and interested parties to provide comments on the Draft EIR.

**Public Review Period and Schedule:**

- **Public Release of Draft EIR: June 17<sup>th</sup>, 2026**
- **45-Day Review Period End Date: June 18<sup>th</sup>, 2026, through August 3<sup>rd</sup>, 2026**

**Submittal of Comments:** All comments must be received by 5:00 pm on **Monday, August 3<sup>rd</sup>, 2026**. Please indicate a contact person for your commenting agency or organization (if applicable). Comments may be submitted in writing to the following address or via email:

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

Email: [mroberts@clearlake.ca.us](mailto:mroberts@clearlake.ca.us)  
Phone: (707) 994-8201 Ext. 119

**Agencies:** The City requests your agency's comments on the Draft EIR regarding information relevant to your agency's statutory responsibilities in connection with the Project, pursuant to Section 15086 of the California Environmental Quality Act Guidelines. Your agency may need to use the EIR prepared by the City when considering any permits or other approvals that your agency may issue for the project.

**Project Location:** The 54-acre Project site is located within the southern area of the incorporated limits of the City of Clearlake, in Lake County, California. The Project site is bound 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. Primary access to the site is off via 18<sup>th</sup> Avenue and Old Highway 53. No off-site infrastructure improvements are anticipated with the Project.

**Project Components:** The project consists of implementation of the General Plan for the 54-acre site that is approved for a regional shopping center. The project proposes a Zone Change/Planned Development for development of approximately 436,500 square feet of commercial and medical uses, 250 multi-family dwelling units. The land use entitlements for the project are described in detail in the Airport Redevelopment Area Development Manual that provides an outline of various land uses to be developed on the site, a circulation plan for roadways and parking for vehicles, bicycles, sidewalks, and off-street pedestrian walkways, park amenities, signage, lighting, and landscaping. It also presents a master plan for infrastructure support such as sewer, water, energy, and drainage facilities. Project phasing would be dependent on, and sequenced through, acquisition of properties by future developers as they become available. The Proposed Project would require the following approvals:

- Planned Development approval (PD 2024-01) to enable the Development Manual
- Zoning Map Amendment to add a Planned Development zoning overlay district to the site (ZMA 2024-01 Amendment)
- Encroachment permits for work within public right of way
- Building Permit Approval
- Grading Permit Approval

**Significant Environmental Effects of the Project:** The EIR determined the Project would have potentially significant impacts related to the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gases, Climate Change and Energy
- Hazards, Hazardous Materials and Wildfire
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Utilities
- Transportation and Circulation
- Tribal Resources

**Hazardous Materials and Hazardous Waste Sites:** The project site is not located on any list of hazardous materials waste sites compiled pursuant to the Government Code.

**Availability of the Draft Environmental Impact Report:** Copies of the Draft EIR will be available for review from **June 18<sup>th</sup>, 2026, through August 3<sup>rd</sup>, 2026** at the following locations for review and commenting.

- City of Clearlake (City Hall): 14050 Olympic Drive; Clearlake, CA 95422
- City of Clearlake Webpage at: <https://www.clearlake.ca.us/489/Airport-Redevelopment-Project>
- State Clearing House (CEQAnet) Website: <https://ceqanet.lci.ca.gov/>