



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:** Konocti 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

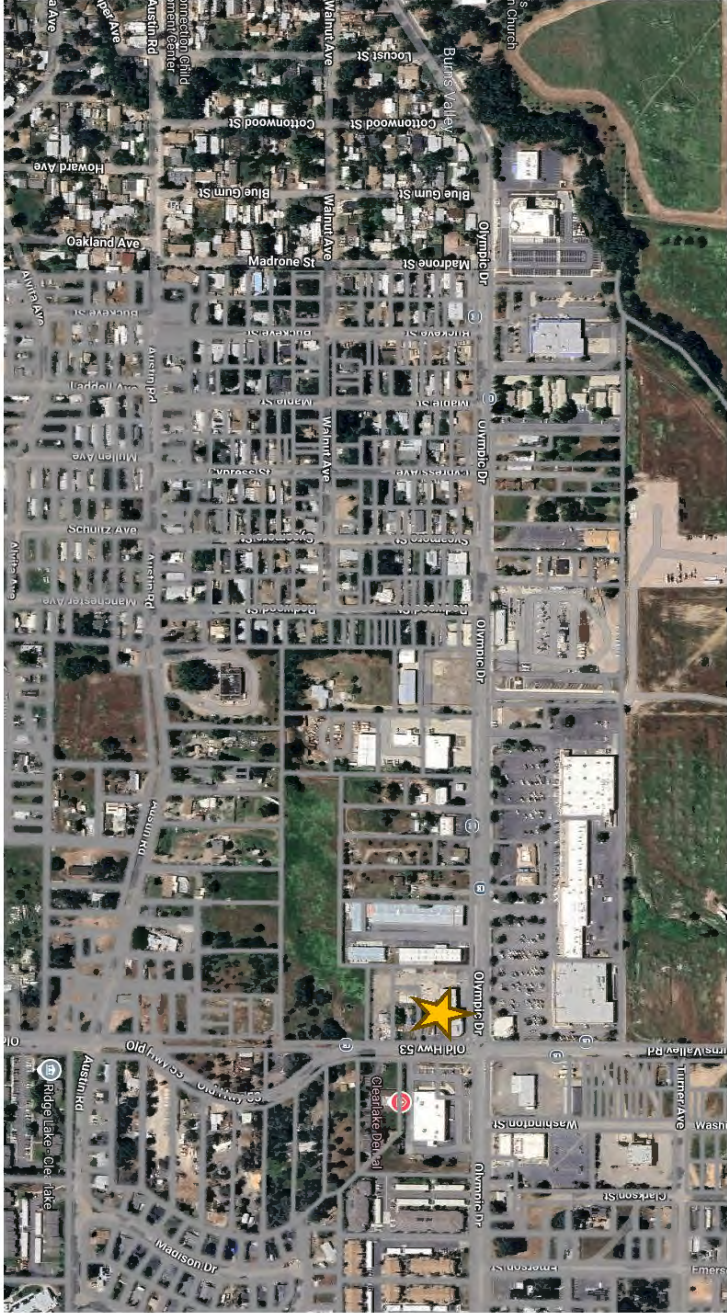


Figure 3: Zoning Map (General Commercial)



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:
- the significance criteria or threshold, if any, used to evaluate each question; and
 - 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.
							<u>Mitigation Measure:</u> 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 align="center">SECTION II. AGRICULTURE AND FORESTRY RESOURCES</p> <p align="center"><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 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.
SECTION III. AIR QUALITY							
<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>							
<i>Would the project:</i>							
a) Conflict with or obstruct implementation of the applicable air quality plan?	<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 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							
<i>Would the project:</i>							
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)

IMPACT CATEGORIES*	1	2	3	4	5	6	<p align="center">All determinations need explanation.</p> <p>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></p> <p>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></p> <p>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></p> <p>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>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.
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.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
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 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

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							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 Grading and Erosion Control/Sediment Plans to the Community Development Department for review and approval.
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

Would the project:

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 (CO ₂), 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 CO ₂ are, largely, byproducts of fossil fuel combustion. The quantity of GHGs in the atmosphere responsible for climate change is not precisely known.
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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>
SECTION IX. HAZARDS AND HAZARDOUS MATERIALS							
<i>Would the project:</i>							
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 1/4-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

Would the project:

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.
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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							
<i>Would the project:</i>							
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.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
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>
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

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
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>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>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. 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>
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	<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 and TCR -1 through TCR-4.</p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
California Native American tribe.							
SECTION XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>							
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"/>	<p>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.</p> <p>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.</p>
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"/>	<p>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.</p>
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"/>	<p>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.</p>
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"/>	<p>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.</p>
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"/>	<p>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.</p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
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.

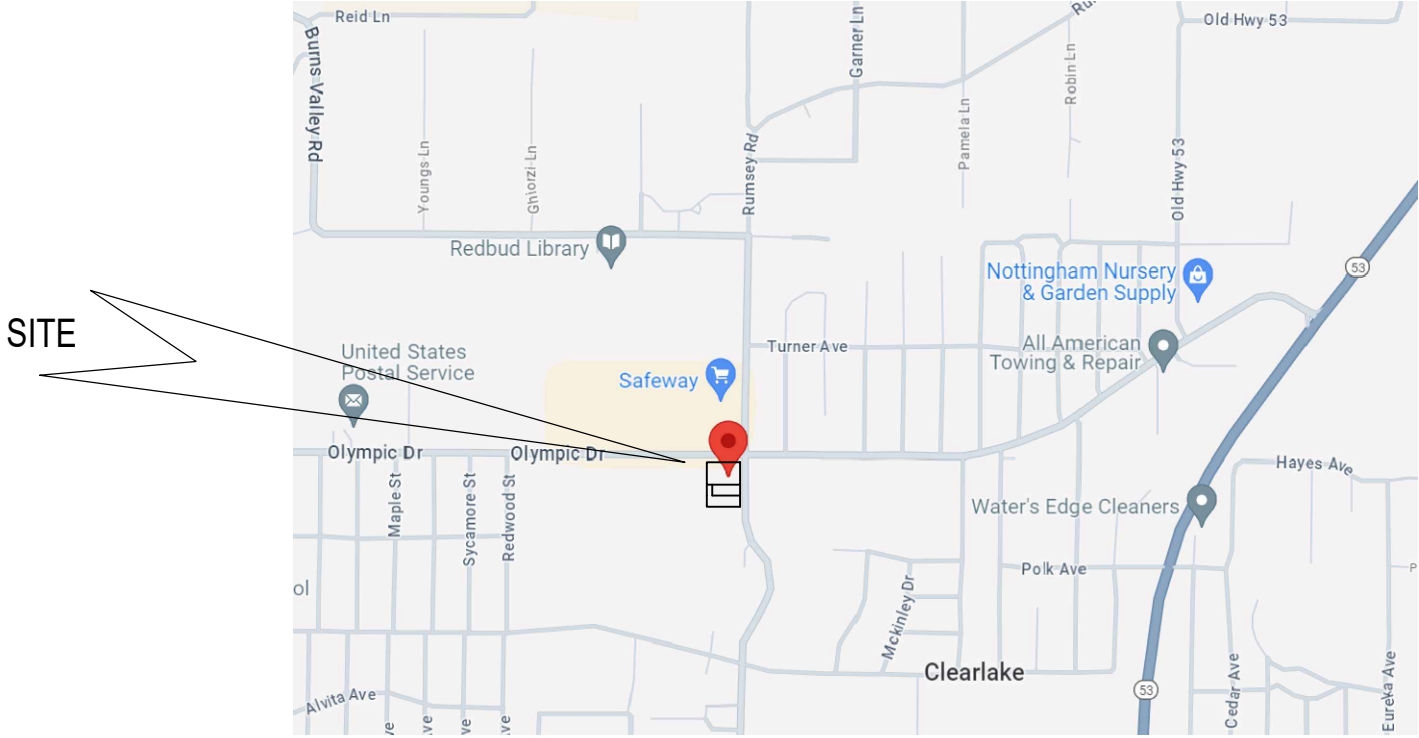
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE PERFORMING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ERRORS AND OMISSIONS IN THE DRAWINGS WHEN PERFORMING THE WORK. THE CONTRACTOR NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS. WHERE DISCREPANCIES APPEAR, 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.

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

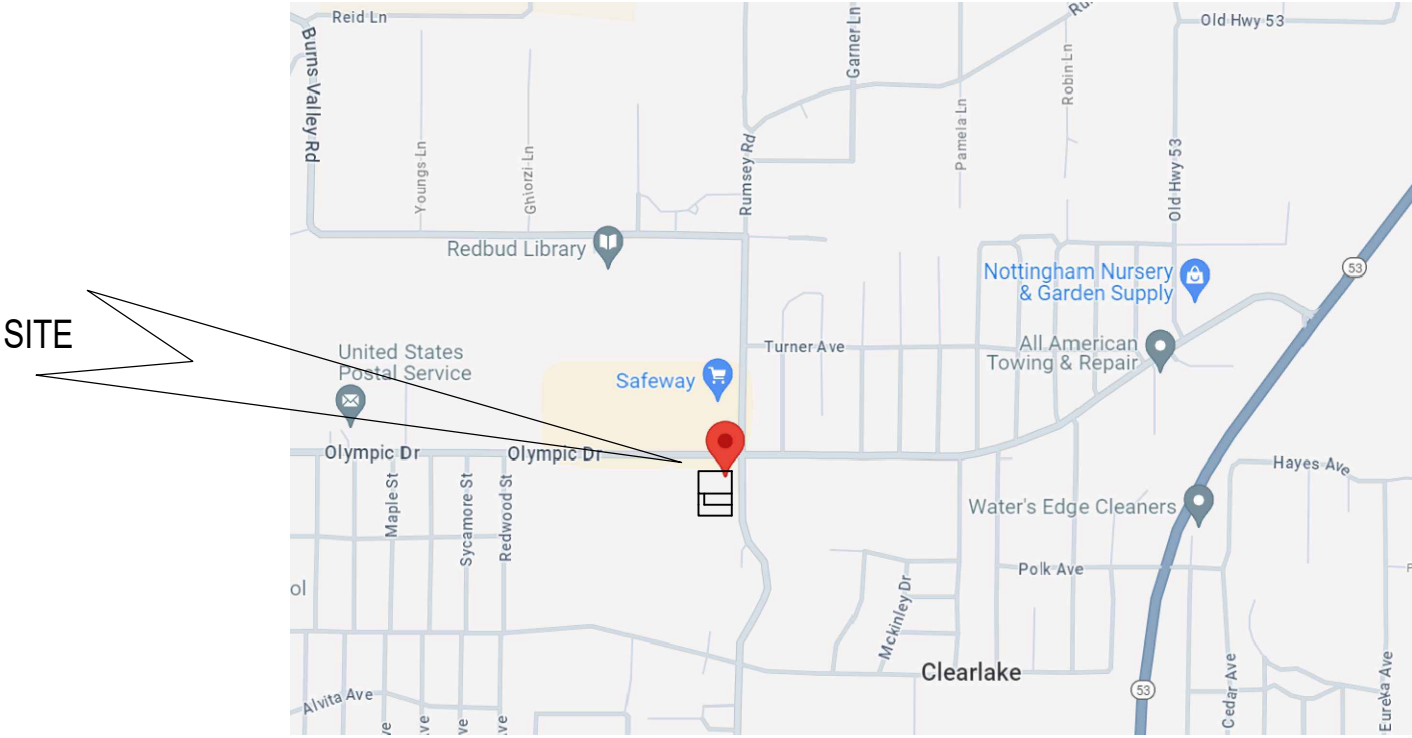
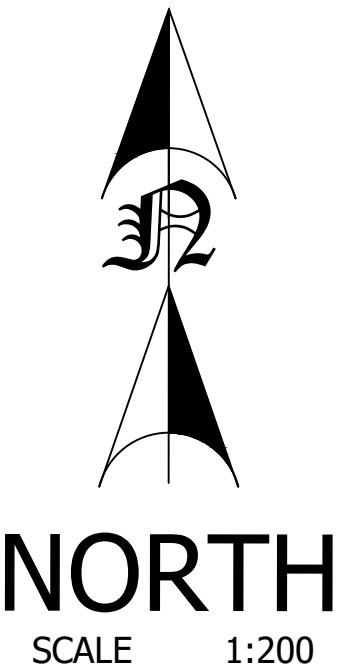
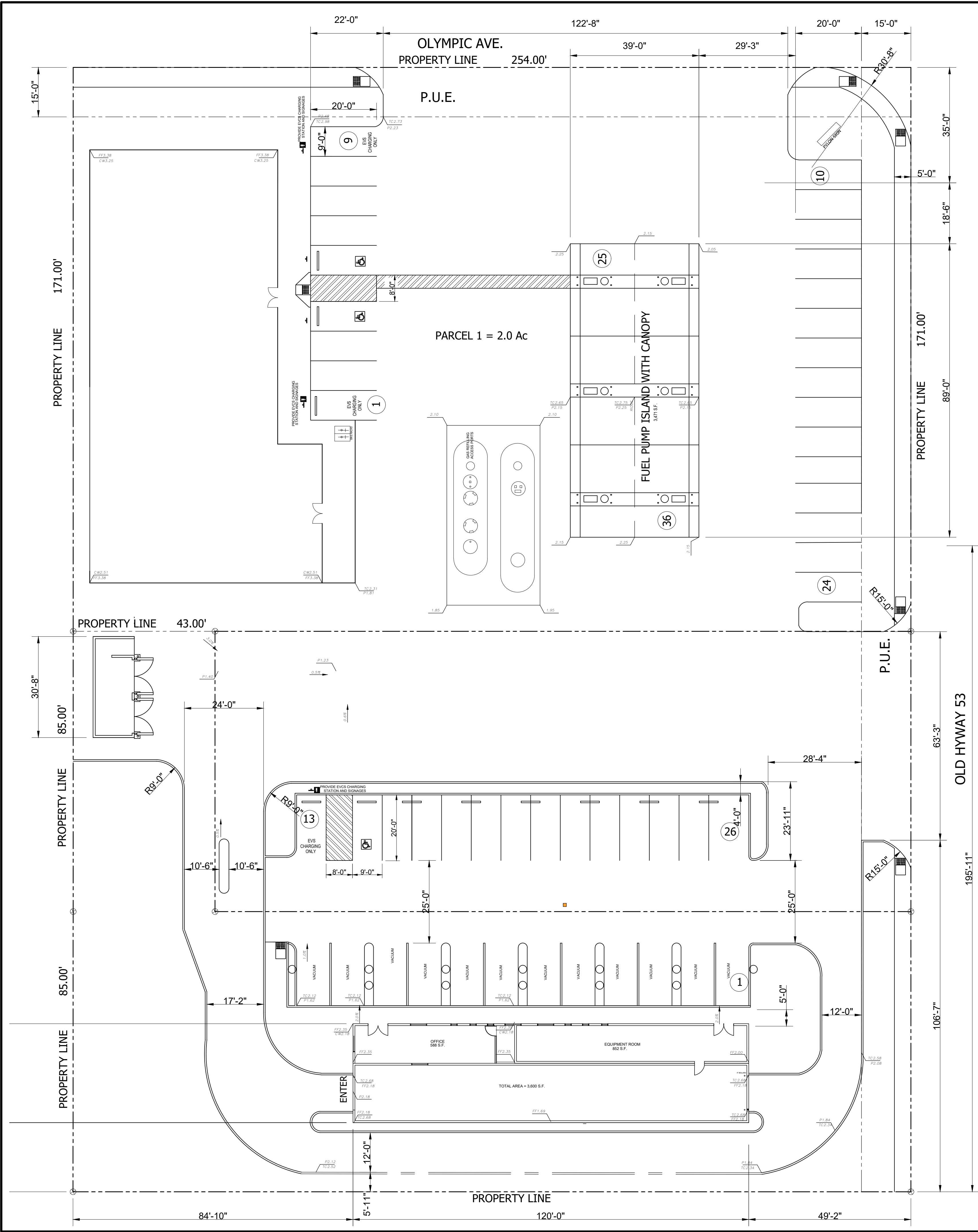
SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	SITE PLAN
C1.0	GRADING PLAN
A1.0	GAS PUMP FLOOR PLAN
A2.0	CARWASH FLOOR PLAN
A3.0	CARWASH ELEVATION FRONT AND REAR
A3.1	CARWASH ELEVATION RIGHT AND LEFT
A4.0	RENDERING - GAS PUMP
A4.1	RENDERING - CAR WASH
A4.2	SITE PICTURES
LS1.0	LANDSCAPING PLAN

CONTACTS:

OWNER:

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


REVISIONS	BY
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△	
PROJECT	
3565 OLD HIWAY 53 CLEARLAKE, CA 85422	
MERGED GAS PUMP AND CARWASH SITE PLAN	
<div>PLANS PREPARED BY: ED. GONZALEZ 10269 J. L. SANDORN 10269 J. L. SANDORN 93605</div>	
PROJECT NUMBER: 08824	
ISSUED:	
DRAWN BY: EMG	
CHECKED BY:	
FILENAME: CLEARLAKE	
C0.0 SHEET-NUMBER	

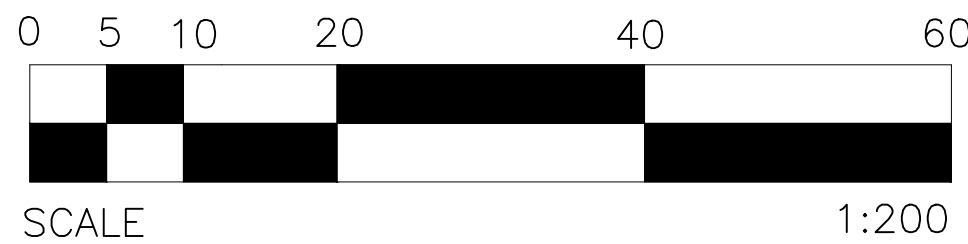


VICINITY MAP
N.T.S.

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

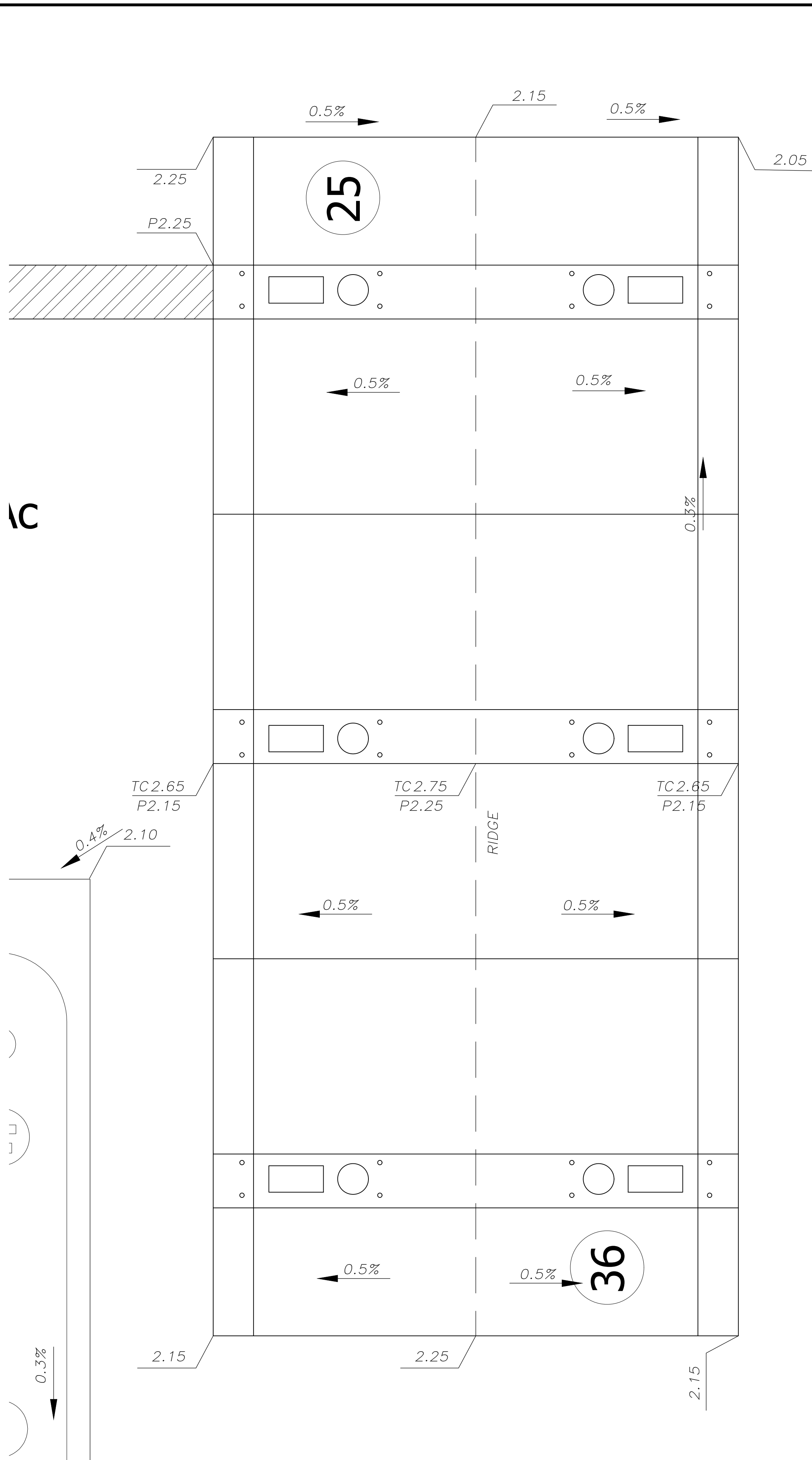


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PROJECT	14975 OLYMPIC DRIVE CLEARLAKE, CA 85422	
	SITE PLAN	
<div><div>PLANS PREPARED BY: ED. GONZALES 15022 N. SAMARA 95000</div></div> <div>PROJECT NUMBER: 08824</div> <div>ISSUED:</div> <div>DRAWN BY: EMG</div> <div>CHECKED BY:</div> <div>FILENAME: CLEARLAKE</div> <div>C0.1</div> <div>SHEET-NUMBER</div>		

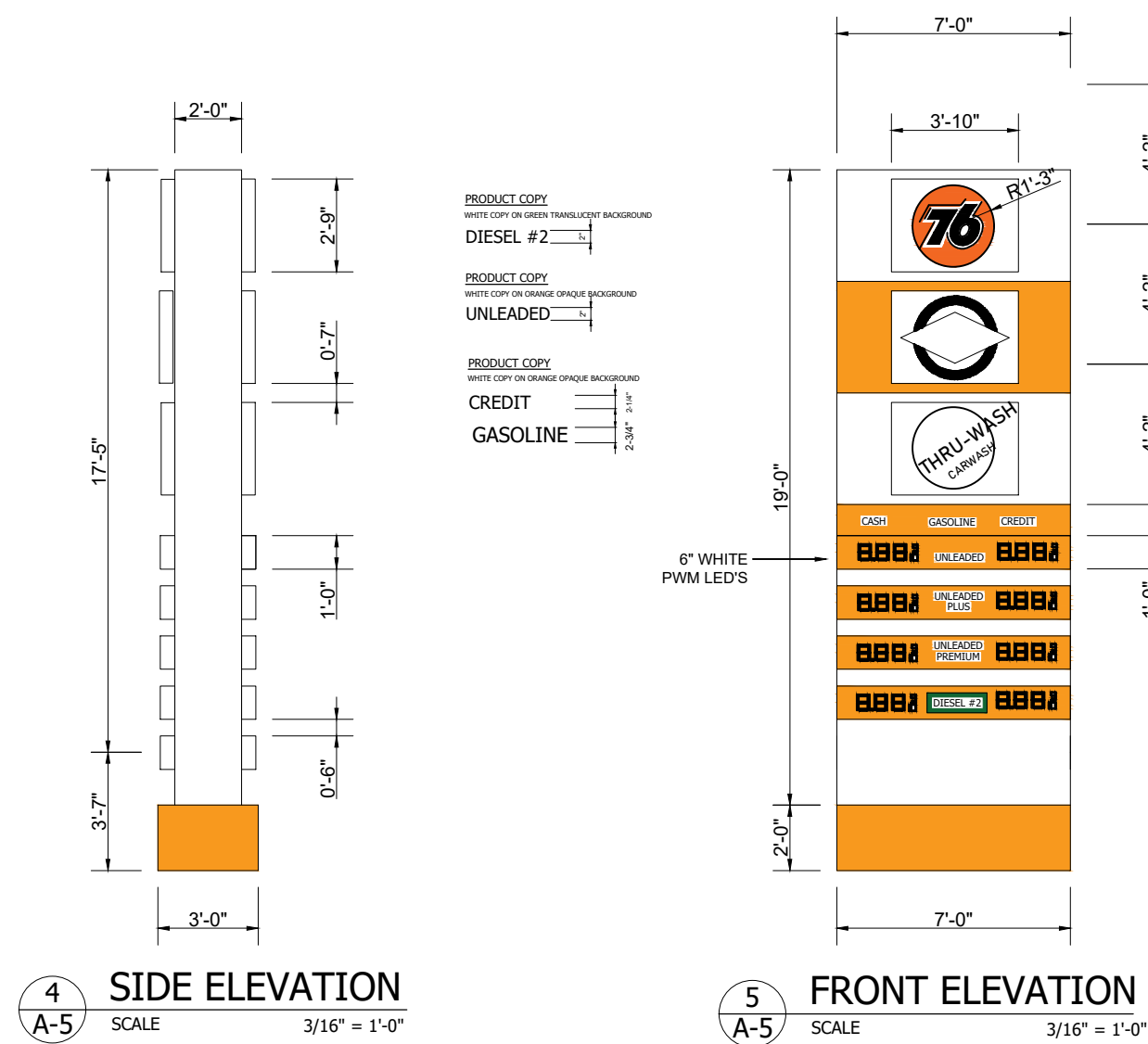
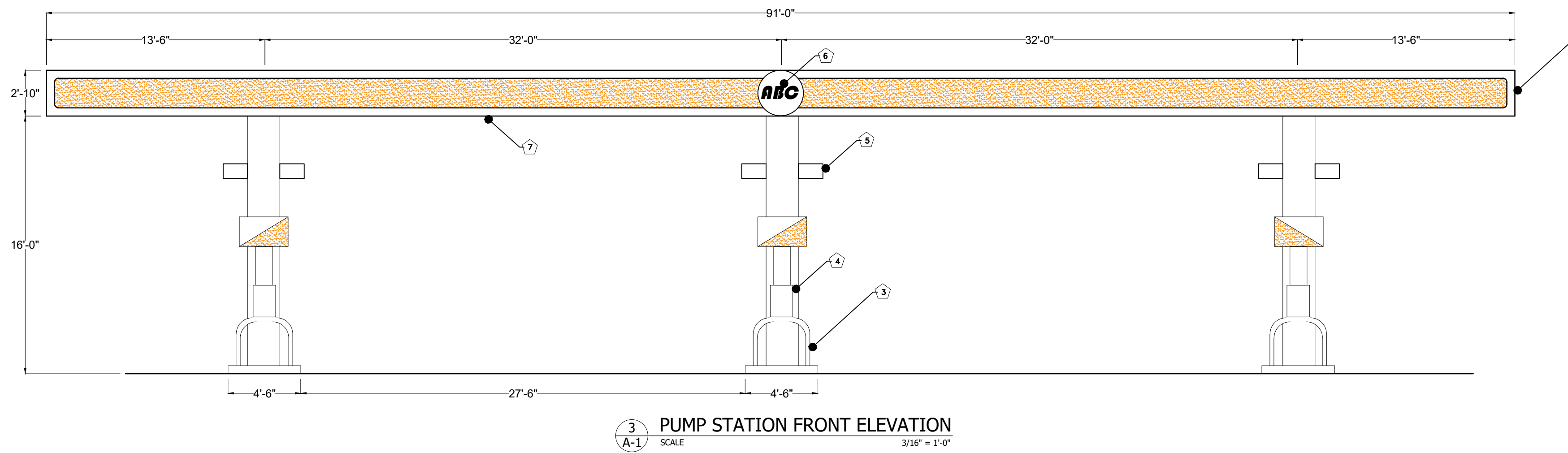
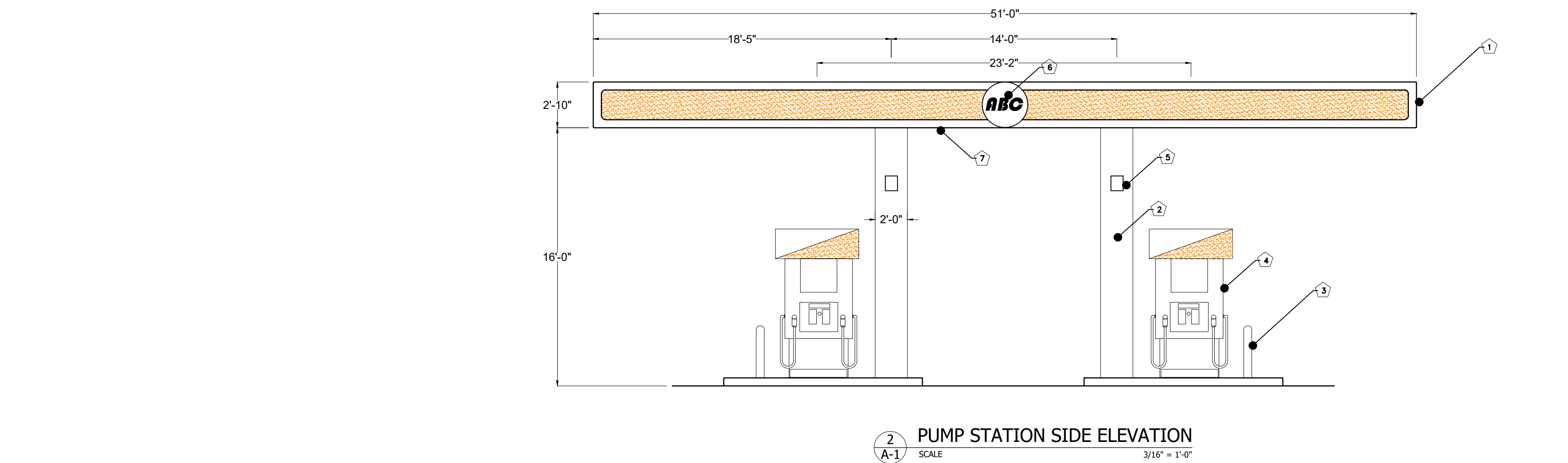


- GENERAL NOTES:**
1. ALL WORKS CONFORM TO THE CITY OF CLEARLAKE LATEST ORDINANCE ON GRADING AND CONSTRUCTION.
 2. SUBMITTAL DOCUMENTS SHALL AT A MINIMUM, CONFORM TO ALL OF SECTIONS 107 AND 110 OF THE CALIFORNIA BUILDING CODE, INCLUDING THE FOLLOWING;
 - 2.1. GRADING PLAN WITH SITE PLAN SHOWING TO SCALE 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
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<div>PROJECT</div> <div> <div>3565 OLD HIWAY 53</div> <div>CLEARLAKE, CA 85422</div> </div>		
GRADING PLAN		
PROJECT NUMBER: 08824		
ISSUED:		
DRAWN BY: EMG		
CHECKED BY:		
FILENAME: CLEARLAKE		
<div>C1.0</div> <div>SHEET-NUMBER</div>		



IC



MONUMENT SIGN

KEY NOTES:

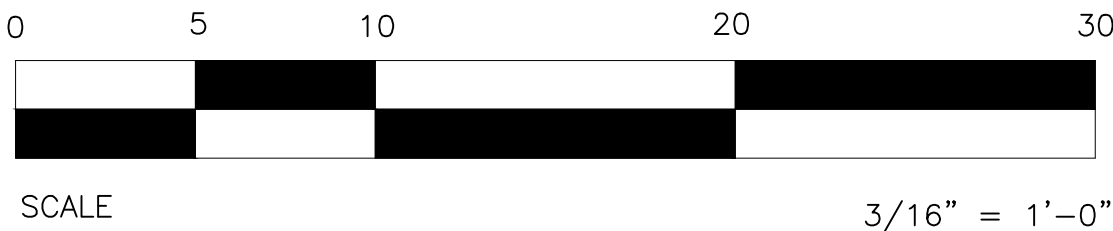
1. CANOPY ACM FASCIA PANEL W/15" PRINTED BULLNOSE DECAL AND SILVER LED
2. FURRED-OUT CANOPY COLUMN W/PLASTER FINISH
3. 3" BOLLARD
4. FUEL DISPENSER
5. DISPENSER NUMBERING SYSTEM
6. 20"H ALUMINUM CHANNEL LETTERS W/LED INTERNAL ILLUMINATION
7. CANOPY UNDER DECKING

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



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



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3565 OLD HWAY 53
CLEARLAKE, CA 85422

PROJECT

FLOOR PLAN

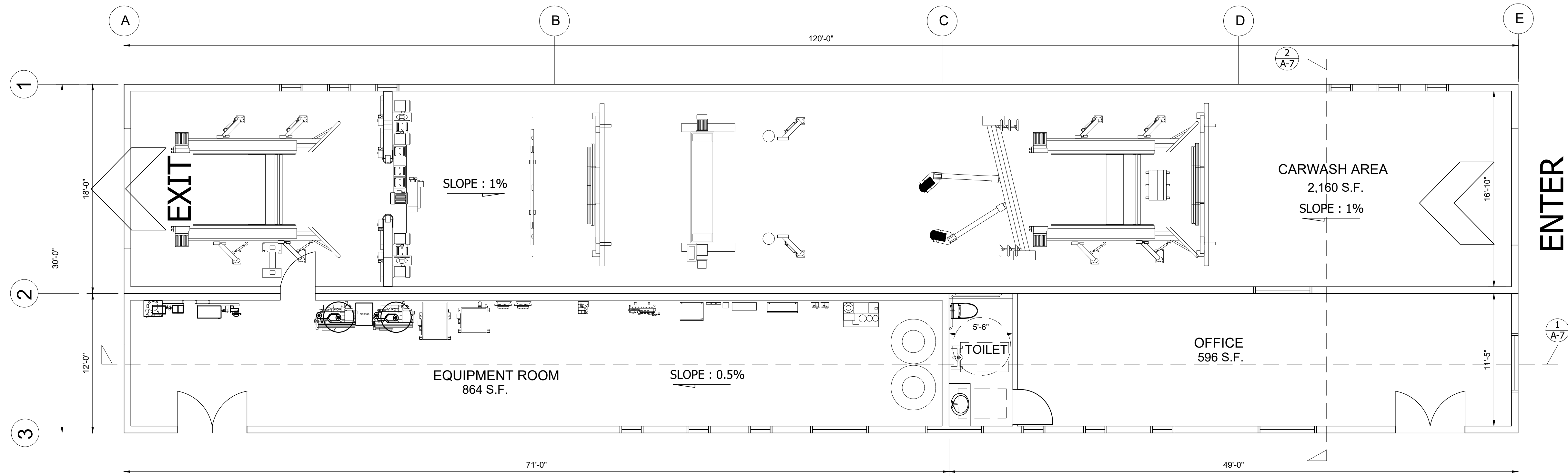


PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

A1.0

SHEET-NUMBER

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



1
A-1

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

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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PROJECT	3565 OLD HWAY 53 CLEARLAKE, CA 85422
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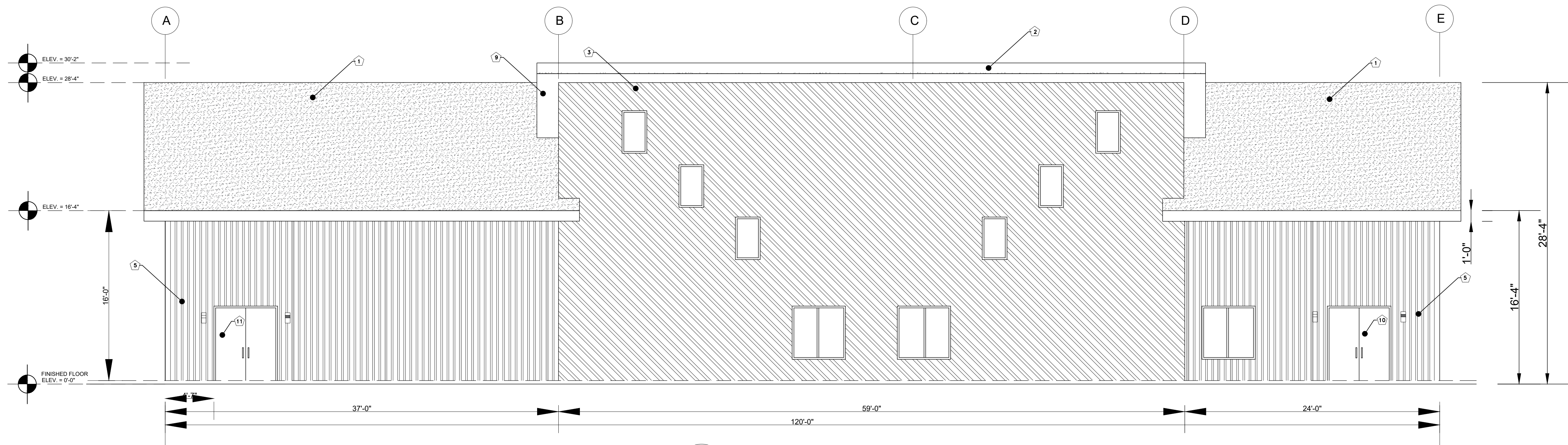
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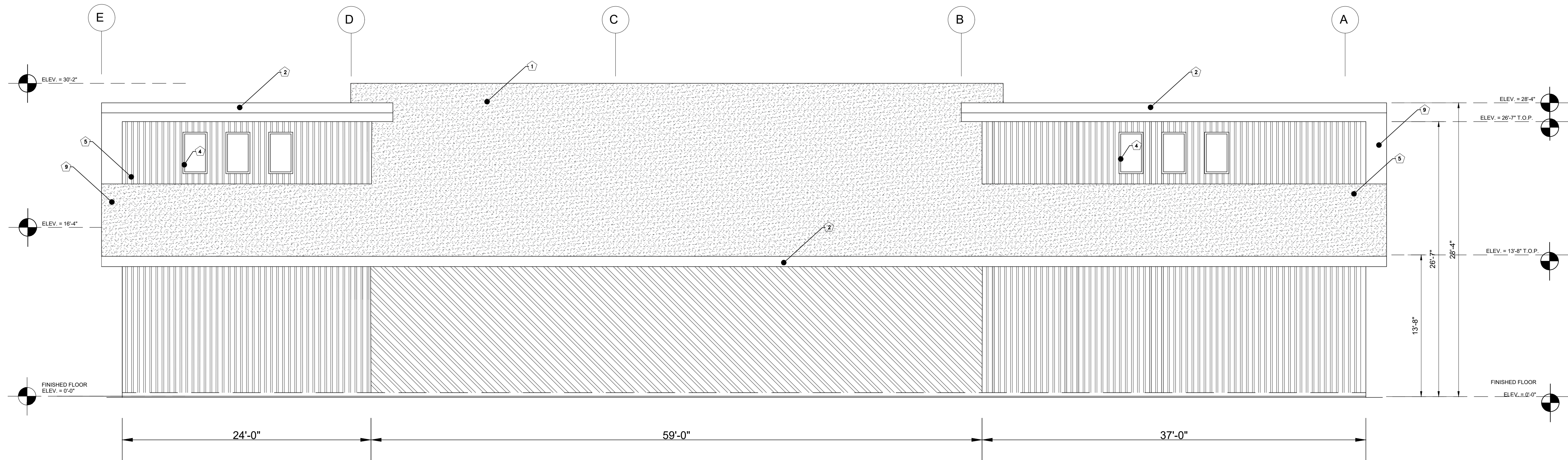
PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

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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3565 OLD HIWAY 53
CLEARLAKE, CA 85422

PROJECT

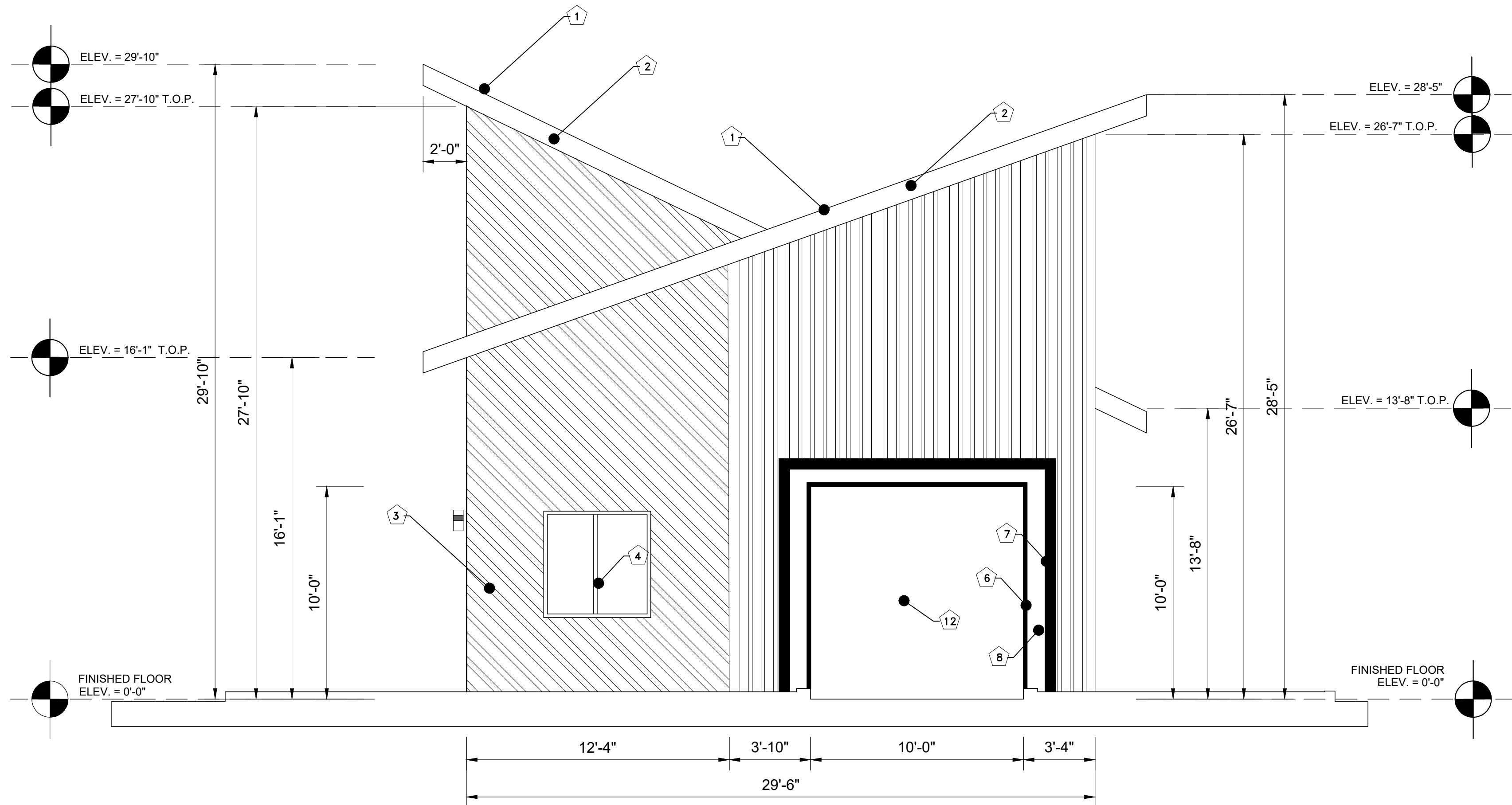
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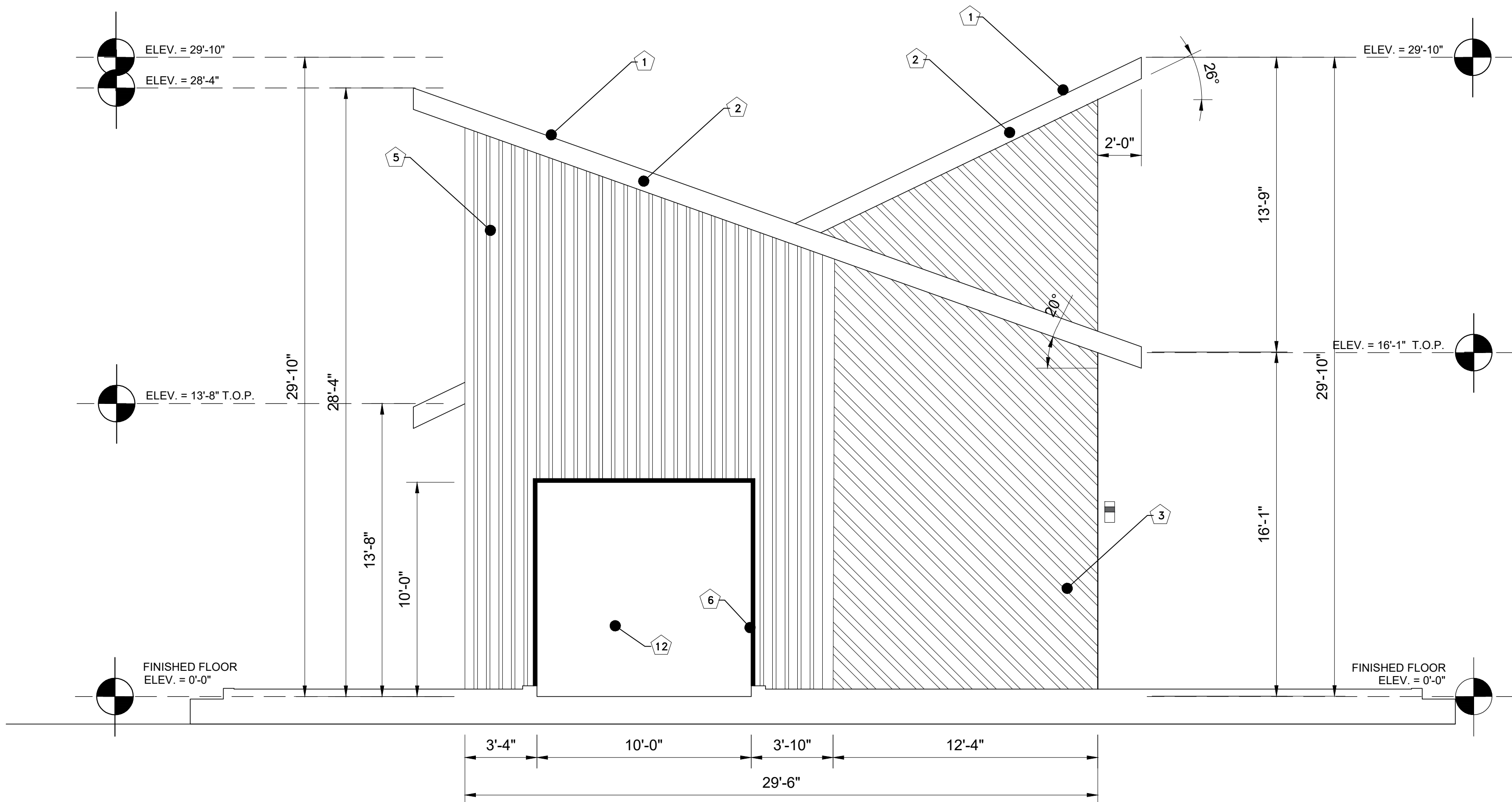
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ISSUED:
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CHECKED BY:
FILENAME: CLEARLAKE

A3.0

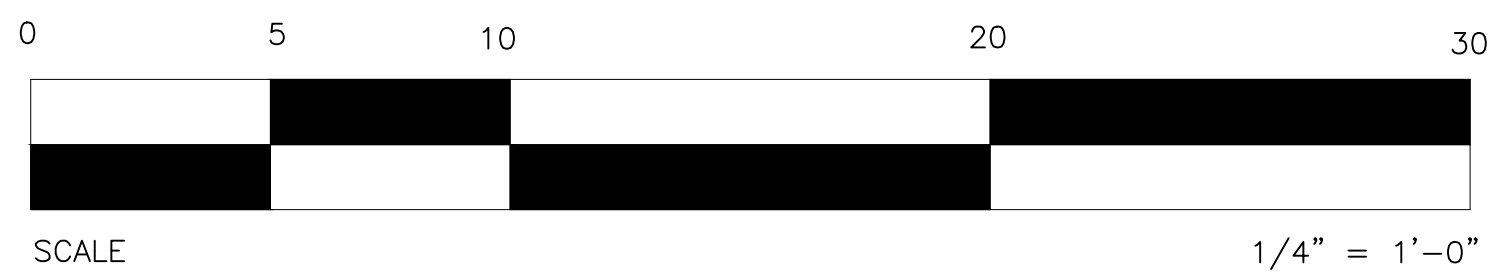
SHEET-NUMBER



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



2 LEFT 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: HARDISOPFTT 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 SHEETING 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 SHEETING 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 WALL 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 E:	1	5050	XO TEMP.
LINE 1:	6	2040	FX TEMP.
LINE 2:	2	5050	XO TEMP. GRID
LINE 3:	6	2040	FX
	2	5050	FX TEMP. (DUMMY WINDOW OVER WALL)
	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

3565 OLD HIWAY 53
CLEARLAKE, CA 85422

PROJECT

ELEVATION



PLANS PREPARED BY:
ED. GONZALES
15821 JIM SANDERS
95605

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 95422

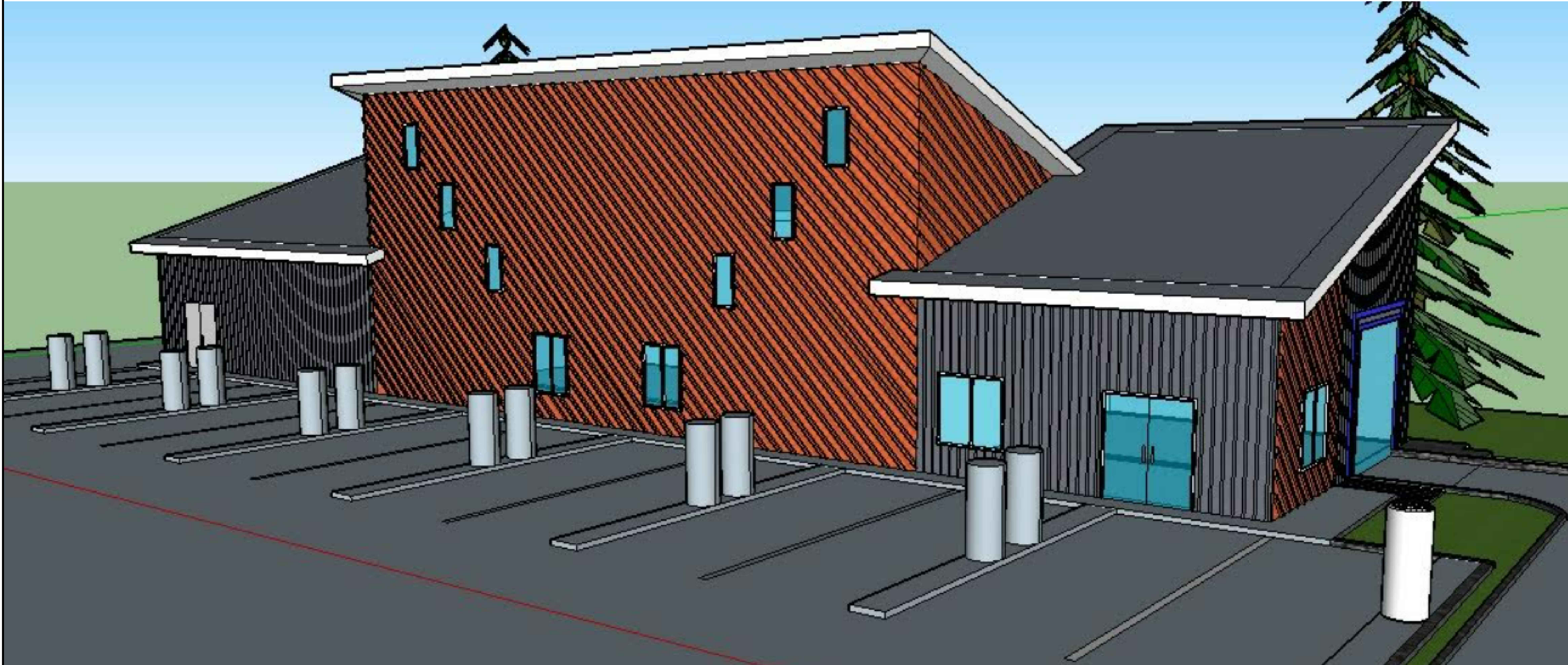
RENDERING

PLANS PREPARED BY:
E.D. GONZALES
14975 N. SHAWSON
CLEARLAKE, CA 95422
9/3/2025

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

A4.0



SHEET-NUMBER



REVISIONS	BY
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PROJECT	3565 OLD HIWAY 53 CLEARLAKE, CA 85422
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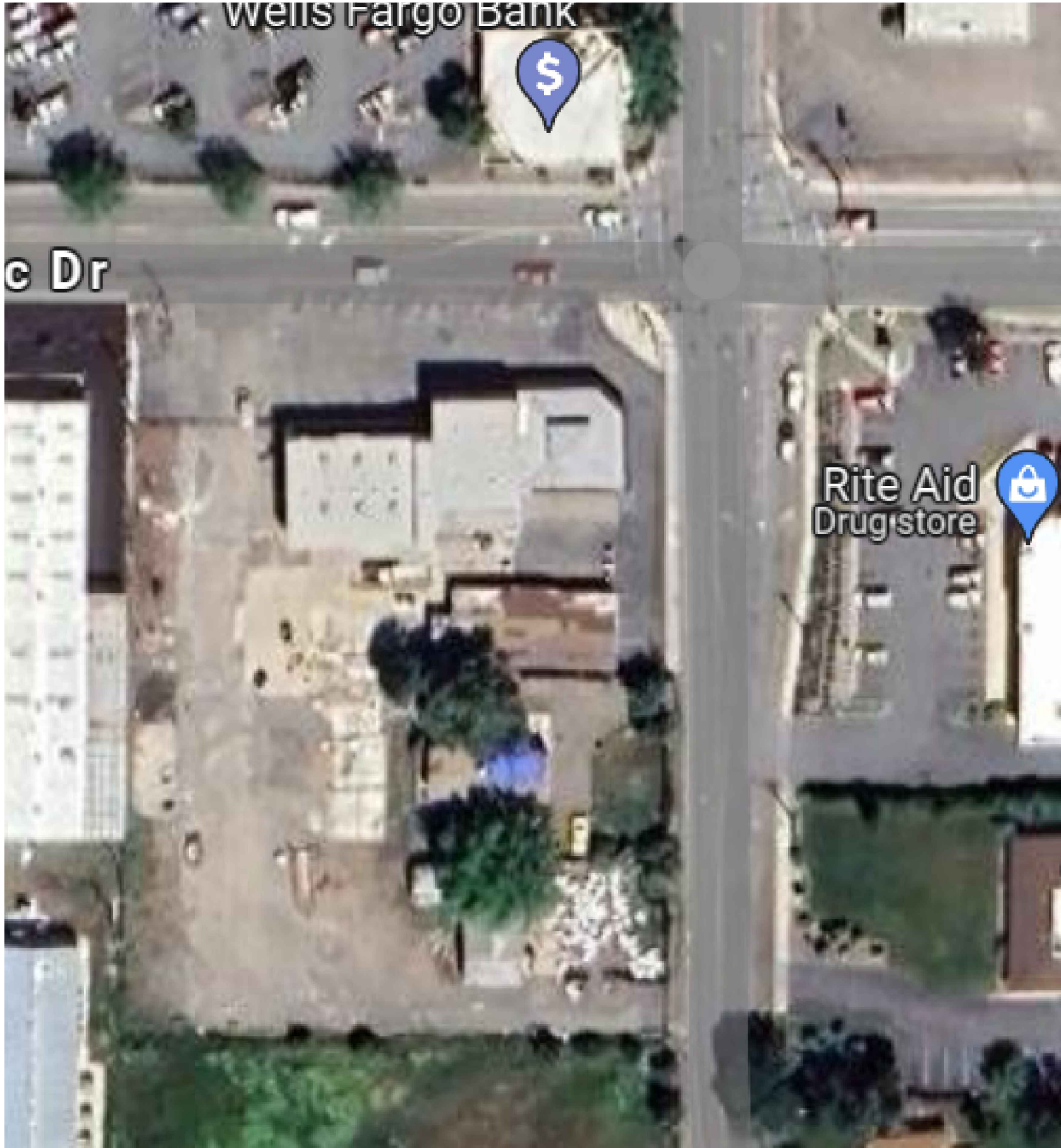
RENDER



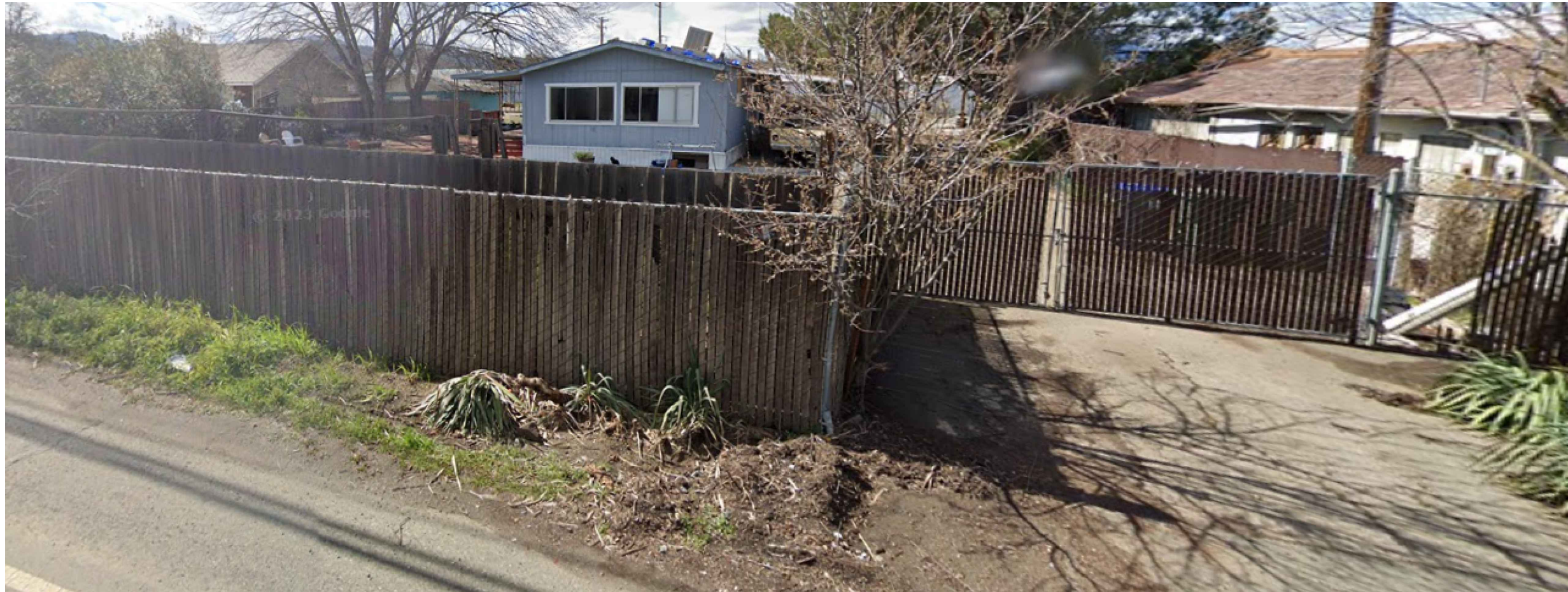
PLANS PREPARED BY:
ED GONZALES
CLEARLAKE, CA 94505
9/20/23

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

A4.1
SHEET-NUMBER



AERIAL VIEW



EAST SIDE ALONG OLD HIWAY 53



CORNER VIEW @ OLYMPIC DR. AND OLD HIWAY 53



EAST SIDE ALONG OLD HIWAY 53



CORNER VIEW @ OLD HIWAY 53 AND OLYMPIC DR.



WEST SIDE ALONG OLYMPIC DR.

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PROJECT

3565 OLD HIWAY 53
CLEARLAKE, CA 94522

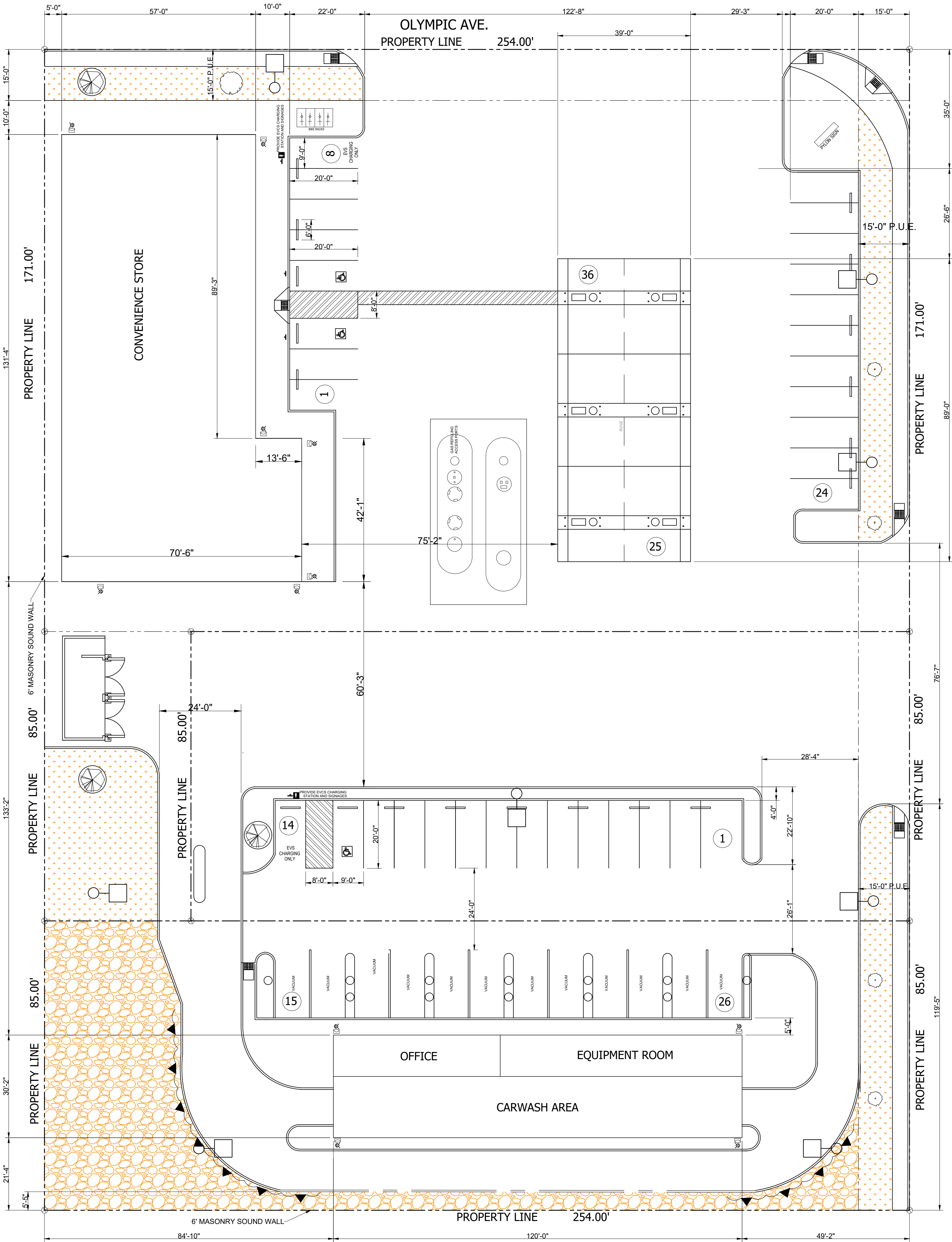
SITE PHOTO

PLANS PREPARED BY:
ED GONZALES
LICENSED PROFESSIONAL ENGINEER
NO. C51991
EXPIRATION DATE 08-31-24
CIVIL
STATE OF CALIFORNIA

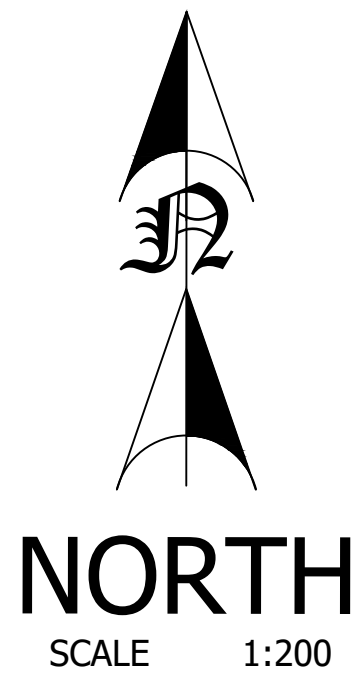
PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

A5.1

SHEET-NUMBER







OLD HYWAY 53



1 LANDSCAPING PLAN

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	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 SYSYTEM 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/FREEZ 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

REVISIONS

BY

14975 OLYMPIC DRIVE

CLEARLAKE, CA 85422

LANDSCAPE PLAN

PLANS PREPARED BY:
ED. GONZALES
15022 N. SAMARON
BUREAU

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: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

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

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 type="checkbox"/> Air Resources Board	<input 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 type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date _____ Ending Date _____

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: _____

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 Public 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.