2025-086

FILED

October 27, 2025

JENAVIVE HERRINGTON

COUNTY CLERK
LAKE COUNTY

By _____
Deputy clerk

Notice of Exemption

To: Office of Planning and Research
PO Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of Lake
255 N. Forbes Street
Lakeport, CA 95453

From: City of Lakeport
225 Park Street
Lakeport, CA 95453

PROJECT TITLE:	**Lakeport Fire Station Lot Improvements**
PROJECT APPLICANT:	**Patrick Reitz, Fire Chief, Lakeport Fire Protection District**
PROJECT LOCATION - Specific:	**445 North Main Street, Lakeport CA** **APN: 025-374-02**
PROJECT LOCATION - City:	**Lakeport** **COUNTY: Lake**
DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:	See attached Memorandum for full project details
NAME OF PUBLIC AGENCY APPROVING THE PROJECT:	**City of Lakeport** **Community Development Department**
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT:	**Patrick Reitz (Applicant)**

EXEMPT STATUS: (check one)

- ☐ **Ministerial (Sec. 21080(b)(1); 15268)**
- ☐ **Declared Emergency (Sec. 21080(b)(3); 15269(a));**
- ☐ **Emergency Project (Sec. 21080(b)(4); 15269(b)(c);**
- ☒ **Categorical Exemption: Sections 15301, 15302, and 15303**
- ☐ **Statutory Exemptions. State Code No. _____**

REASONS WHY PROJECT IS EXEMPT:

- Class 1 – Existing Facilities (§15301): The project involves repair, maintenance, and minor alterations to an existing public facility with no expansion of use. The scope—paving replacement, drainage improvements, ADA compliance, and protective bollards—fits squarely within this exemption.
- Class 2 – Replacement or Reconstruction (§15302): Several components consist of replacing existing pavement, sidewalks, and utility features in kind and with no capacity increase, supporting this exemption.
- Class 3 – Small Structures (§15303): The installation of small accessory features, such as signage and bollards, falls under the construction of minor new structures allowed by this exemption.

Victor Fernández, Planning Services Manager
Signed by Lead Agency

October 27, 2025
Date

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project: ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code
Date received for filing at OPR: _____

CITY OF LAKEPORT
Over 100 years of community pride, progress and service.

CEQA COMPLIANCE MEMORANDUM

Project Title: Lakeport Fire Station Lot Improvements

Lead Agency: City of Lakeport
Prepared By: Victor Fernandez – Planning Services Manager
Applicant: Lakeport Fire Protection District
Date: September 9, 2025

I. PROJECT BACKGROUND

Project Overview
The proposed project, titled Lakeport Fire Station Lot Improvements, is intended to upgrade the existing fire station site with accessibility, safety, and functional infrastructure improvements. The project is located at 445 North Main Street, Lakeport (APN: 025-374-02). Work will be confined to the developed station parcel and will not expand the footprint of the fire station. The project will be constructed in two phases. Phase I will focus on ADA parking, driveway/curb improvements, and utility riser protection. Phase II will consists of installation of bioswale/detention basin, final paving upgrades, and site detailing.

Key project components consist of the following:

- Site Grading & Resurfacing
  - Removal and replacement of deteriorated asphalt and concrete paving around the firehouse.
  - Excavation and subgrade replacement in selected areas to strengthen pavement structure.
  - Installation of new PCC (Portland Cement Concrete) pads in high-traffic areas (e.g., apparatus bay aprons).
  - Re-striping of parking and fire lane areas.

- Accessibility (ADA) Upgrades
  - Construction of new ADA-compliant parking stalls (including van-accessible space).
  - Installation of accessible ramps, truncated domes, and curb openings.
  - Placement of ADA signage and striping consistent with California Building Code accessibility standards.

- Drainage & Stormwater Improvements
  - Installation of bioswales and a cobble-lined detention basin for stormwater quality and flow management .
  - New curb openings and slotted PVC discharge pipes to direct runoff into bioswales.
  - Replacement of existing concrete swales with improved grades and structures to ensure proper drainage flow.

- Utility Adjustments
  - Relocation/adjustment of site water risers, gas risers, and utility conduits to accommodate grading changes.
  - Reinforcement of utility pads and protective enclosures.
  - Coordination with city utility standards for connection points.

- Site Details & Landscaping Features
  - Installation of headerboards, railroad tie edges, and compacted aggregate base for site stability.
  - Use of cobble basins and landscaped swales to integrate stormwater improvements into the site.
  - Incorporation of City of Lakeport standard details for driveways, curbs, and pavement sections .

Standard excavation and replacement of paving materials (asphalt, PCC, aggregate base). Use of phased construction sequencing to allow continued fire station operations during work. Excavated materials (as noted in plans) may be disposed of or reused onsite per engineering specifications (e.g., cobble backfill).

II. ENVIRONMENTAL DOCUMENTATION REVIEWED

1. Phase 1 Environmental Site Assessment (ESA) – September 26, 2024

   The Phase I ESA was prepared in accordance with ASTM Standard E1527-21 and reviewed historical property uses, regulatory databases, and site conditions. The assessment identified a Recognized Environmental Condition (REC) due to the property's prior use as an automotive service facility and the installation of multiple underground storage tanks (USTs) for gasoline, diesel, and waste oil in the late 1970s. These USTs were reported to have been closed in place in 1988 under oversight of the Lake County Environmental Health Department. However, the closure documentation revealed significant data gaps:

   - Only limited soil samples were collected, and no groundwater samples were taken at the time.
   - The analytical suite did not include all petroleum-related constituents (e.g., VOCs, SVOCs, or metals associated with waste oil).
   - Given the common failures of older steel USTs and potential for spills during fueling operations, the ESA concluded that a release could not be ruled out.

   As a result, the Phase I ESA recommended a Phase II ESA consisting of targeted soil and groundwater sampling to determine whether residual contamination was present beneath the former UST areas.

2. Preliminary Soil & Groundwater Investigation (Phase II ESA) – February 3, 2025

   To address the REC identified in the Phase I, the Fire District commissioned a Phase II ESA, which advanced multiple soil borings and collected both soil and groundwater samples from the areas of the former USTs.

   The investigation produced the following results:

- Soils: Trace detections of gasoline-range organics (1.14 mg/kg) and naphthalene (0.0327 mg/kg) were observed, but concentrations were well below residential and commercial/industrial risk screening levels.
- Groundwater: Some detections of gasoline-range hydrocarbons (63 µg/L) and naphthalene (6.34 µg/L) were present, but again these values were below applicable regulatory thresholds for commercial/industrial exposure. Metals such as lead and chromium were found at concentrations above drinking water standards; however, this finding is not significant in this context because no potable water supply wells exist onsite, and the site is served by municipal water.
- Overall Condition: No evidence of a significant release or contamination requiring cleanup was found.

The Phase II ESA therefore concluded that the historical REC has been resolved, and the site does not present an environmental hazard that would impede the proposed project.

3. Shallow Soil Investigation Report – May 2, 2025

   EBA Engineering took small samples of the top layer of soil in and around the paved areas and inside the apparatus bay to understand what would be encountered during the planned work. Most areas tested were normal and suitable for standard handling. A few small spots—primarily beneath the building slab or paved areas—showed higher levels of petroleum-type residue from long-term facility use. These spots are localized and covered by concrete or asphalt, which means there is no ongoing exposure to neighbors or passersby. If any of these small areas are disturbed during construction, the soil will be handled and hauled to the proper disposal facility in accordance with state requirments. There is no change to public health protections: the materials are contained today, and standard construction best practices (dust control, covered loads, etc.) will continue to protect workers and the community.

4. Lakeport Fire Station Lot Improvements Plan Set – August 2025

   The plan set for the Lakeport Firehouse Lot Improvement Project outlines the proposed scope of work, which is limited to site and infrastructure upgrades within the existing fire station parcel. Specific improvements include:

   - Site grading and resurfacing of drive aisles, parking, and apparatus circulation areas.
   - ADA compliance upgrades, including accessible parking stalls, ramps, signage, and pathways.
   - Stormwater and drainage improvements, including bioswales, detention basins, and cobble-lined channels.
   - Protective features, such as bollards to shield utilities, propane tanks, and building edges from vehicle impacts.
   - Utility adjustments and minor landscaping/stability features (headerboards, compacted base, and cobble basins).

   Importantly, the plans demonstrate that the project is entirely confined to the developed fire station parcel and does not propose new structures beyond small accessory features such as bollards, signage, and ADA-compliant infrastructure. The project scope is consistent with maintenance, safety, and accessibility upgrades rather than new construction or intensification of use.

Public Access to Reports:

Due to the size of these documents, full copies of the reports are available for public review at Lakeport City Hall (225 Park Street, Lakeport, CA 95453) during regular business hours. Please contact the Community Development Department to arrange review or request electronic access options.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT ANALYSIS AND FINDINGS

City staff have reviewed the proposed Lakeport Firehouse Lot Improvement Project in conjunction with the Phase I Environmental Site Assessment (ESA), the Preliminary Soil and Groundwater Investigation (Phase II ESA), the Shallow Soil Investigation Report, and the August 2025 plan set. Collectively, these documents establish both the environmental baseline of the property and the limited scope of the proposed improvements.

The Phase I ESA (September 2024) identified a Recognized Environmental Condition (REC) related to historic property use, specifically the presence of underground storage tanks (USTs) associated with a former automotive service facility. Because the UST closure in 1988 lacked groundwater testing and a full analytical suite, the Phase I recommended additional investigation to rule out potential releases. The Phase II ESA (February 2025) addressed this concern by advancing soil borings and groundwater samples at the former UST locations. Laboratory results confirmed only trace detections of petroleum hydrocarbons and naphthalene well below regulatory thresholds, and although some metals exceeded drinking water standards, these findings are not relevant since the property is served by municipal water and has no potable wells. The Phase II therefore concluded that the site does not contain significant contamination requiring remediation. Taken together, the two assessments demonstrate that there is no ongoing hazardous materials issue at the site that would trigger CEQA exceptions related to hazardous waste or unusual circumstances.

The Lakeport Fire Station Lot Improvements Plan Set (August 2025) outlines the scope of work, which is confined entirely to the developed fire station parcel. Improvements include grading, paving replacement, stormwater and bioswale features, ADA accessibility upgrades, bollard installation, and minor utility adjustments. No new major structures are proposed, and the project does not expand the station's capacity or change its use. These characteristics are consistent with activities that qualify for categorical exemptions under CEQA.

Specifically, the project is eligible for:

- Class 1 – Existing Facilities (§15301): The project involves repair, maintenance, and minor alterations to an existing public facility with no expansion of use. The scope—paving replacement, drainage improvements, ADA compliance, and protective bollards—fits squarely within this exemption.
- Class 2 – Replacement or Reconstruction (§15302): Several components consist of replacing existing pavement, sidewalks, and utility features in kind and with no capacity increase, supporting this exemption.
- Class 3 – Small Structures (§15303): The installation of small accessory features, such as signage and bollards, falls under the construction of minor new structures allowed by this exemption.

Staff has also considered the exceptions to categorical exemptions (§15300.2) and determined they do not apply in this case. The project site is not on a hazardous waste list; the Phase I/II ESA findings confirm the absence of significant contamination. The work is routine maintenance and safety improvement of an existing facility, meaning no unusual circumstances are present. The project does not involve impacts to scenic resources, historic resources, or result in cumulative impacts.

In conclusion, the record demonstrates that the Lakeport Fire Station Lot Improvements Project is a limited-scope facility upgrade at an existing public service site, supported by environmental

documentation that resolves past concerns. The project qualifies for a Notice of Exemption under CEQA Guidelines Class 1 (Existing Facilities), with additional support from Classes 2 and 3.

PREPARED BY :

Victor Fernandez
Planning Services Manager
City of Lakeport

10/27/2025
Dated: